

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Crossroads,Rosemont / 91

**Previous Physical Inspection:** 1998

#### Sales - Improved Summary:

Number of Sales: 687

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$124,300	\$207,500	\$331,800	\$349,300	95.0%	10.09%
<b>2003 Value</b>	\$130,200	\$215,600	\$345,800	\$349,300	99.0%	9.97%
<b>Change</b>	+\$5,900	+\$8,100	+\$14,000		+4.0%	-0.12%
<b>% Change</b>	+\$4.7%	+3.9%	+4.2%		+4.2%	-1.19%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.12% and -1.19% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$127,200	\$195,900	\$323,100
<b>2003 Value</b>	\$133,200	\$203,800	\$337,000
<b>Percent Change</b>	+4.7%	+4.0%	+4.3%

Number of one to three unit residences in the Population: 6129

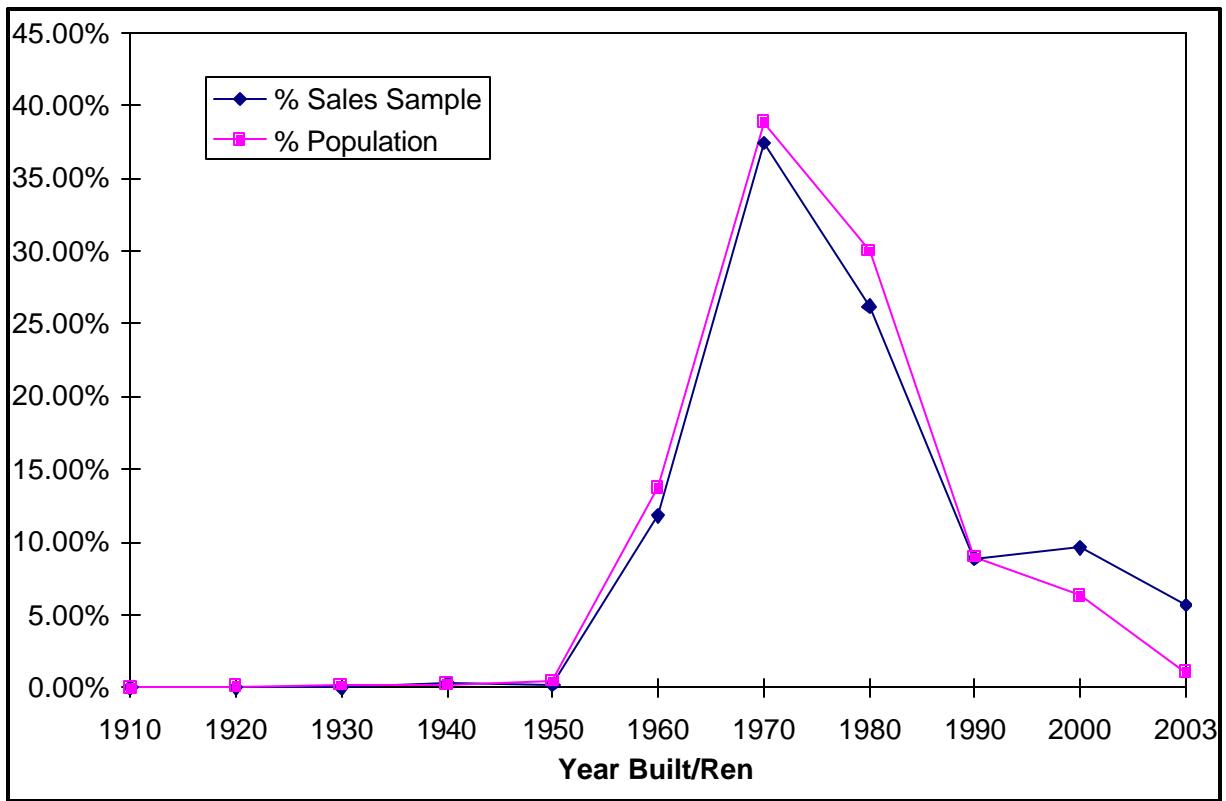
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements with ABOVE GRADE LIVING AREA greater than 2500 square feet and GRADE GREATER THAN 8 and not in PLAT 141990 (Casa Estates) have higher average ratios (Assessed Value/Sales Price) than other improvements, so the formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.29%
1950	1	0.15%
1960	81	11.79%
1970	257	37.41%
1980	180	26.20%
1990	61	8.88%
2000	66	9.61%
2003	39	5.68%
	687	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	7	0.11%
1930	12	0.20%
1940	13	0.21%
1950	28	0.46%
1960	843	13.75%
1970	2381	38.85%
1980	1841	30.04%
1990	552	9.01%
2000	387	6.31%
2003	65	1.06%
	6129	

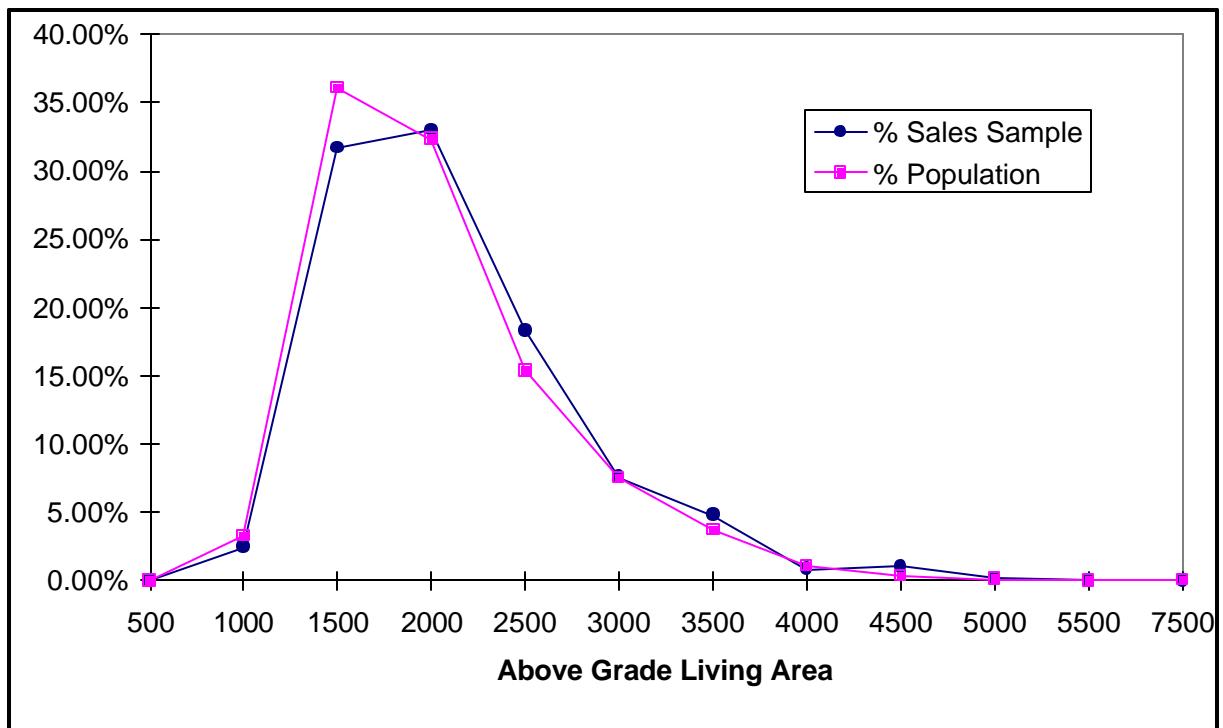


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	2.47%
1500	218	31.73%
2000	227	33.04%
2500	126	18.34%
3000	52	7.57%
3500	33	4.80%
4000	6	0.87%
4500	7	1.02%
5000	1	0.15%
5500	0	0.00%
7500	0	0.00%
	687	

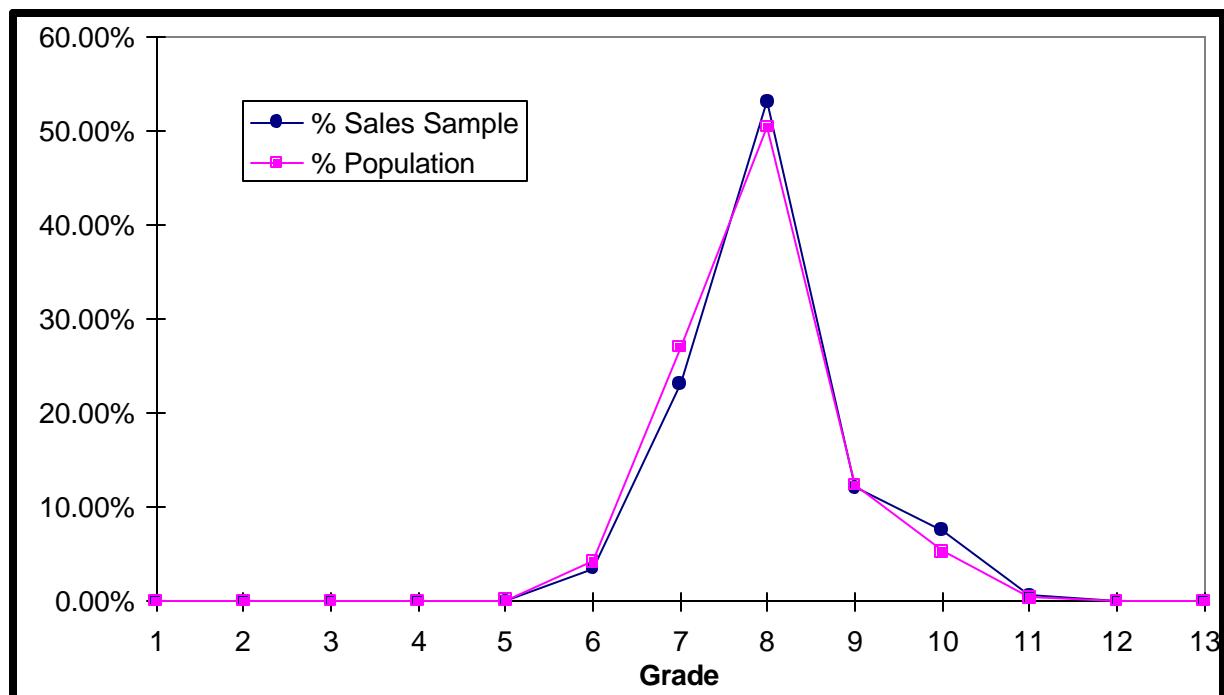
<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	203	3.31%
1500	2212	36.09%
2000	1982	32.34%
2500	944	15.40%
3000	462	7.54%
3500	227	3.70%
4000	65	1.06%
4500	22	0.36%
5000	7	0.11%
5500	2	0.03%
7500+	3	0.05%
	6129	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

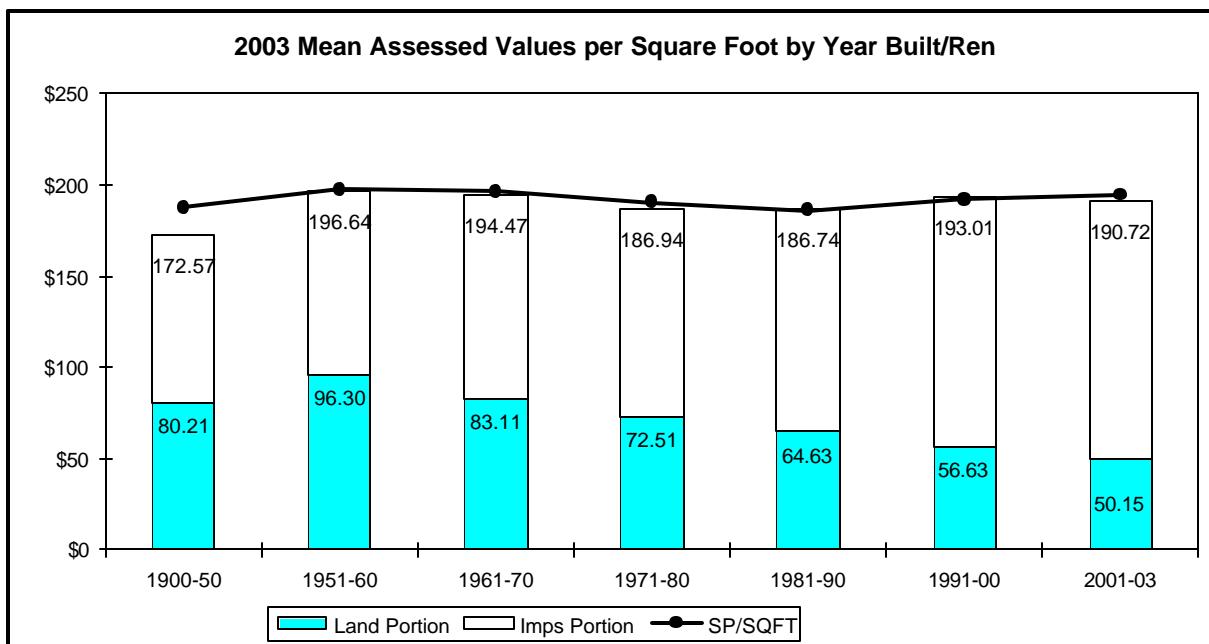
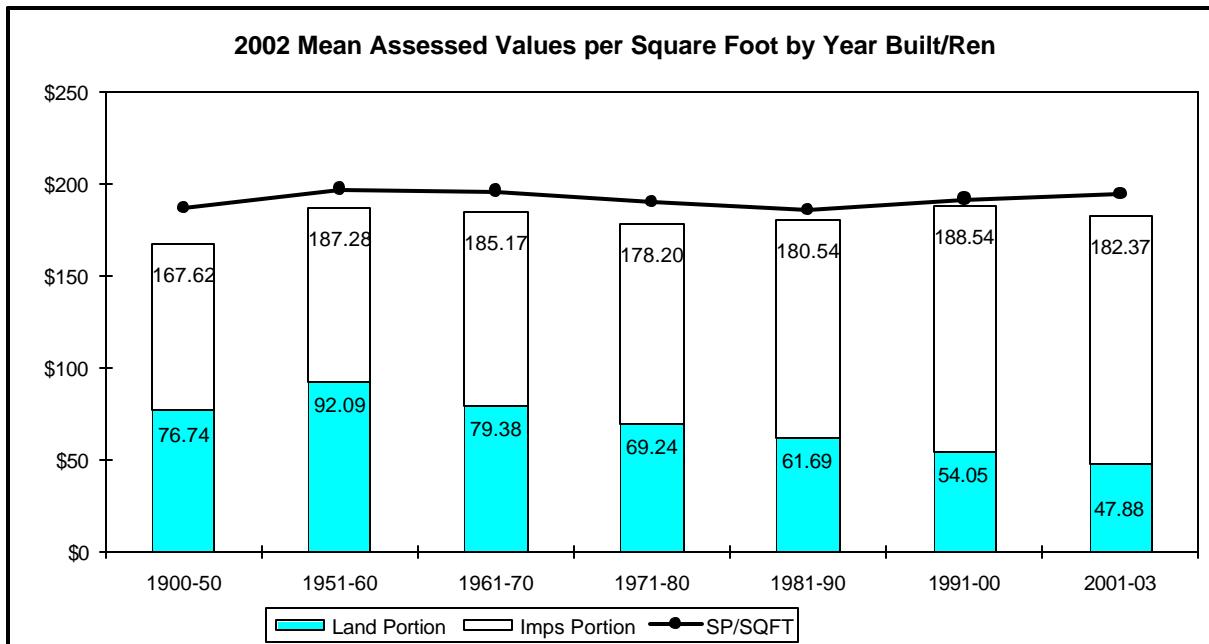
### Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	9	0.15%
6	24	3.49%	6	259	4.23%
7	159	23.14%	7	1661	27.10%
8	365	53.13%	8	3091	50.43%
9	83	12.08%	9	757	12.35%
10	52	7.57%	10	324	5.29%
11	4	0.58%	11	25	0.41%
12	0	0.00%	12	2	0.03%
13	0	0.00%	13	1	0.02%
	687			6129	



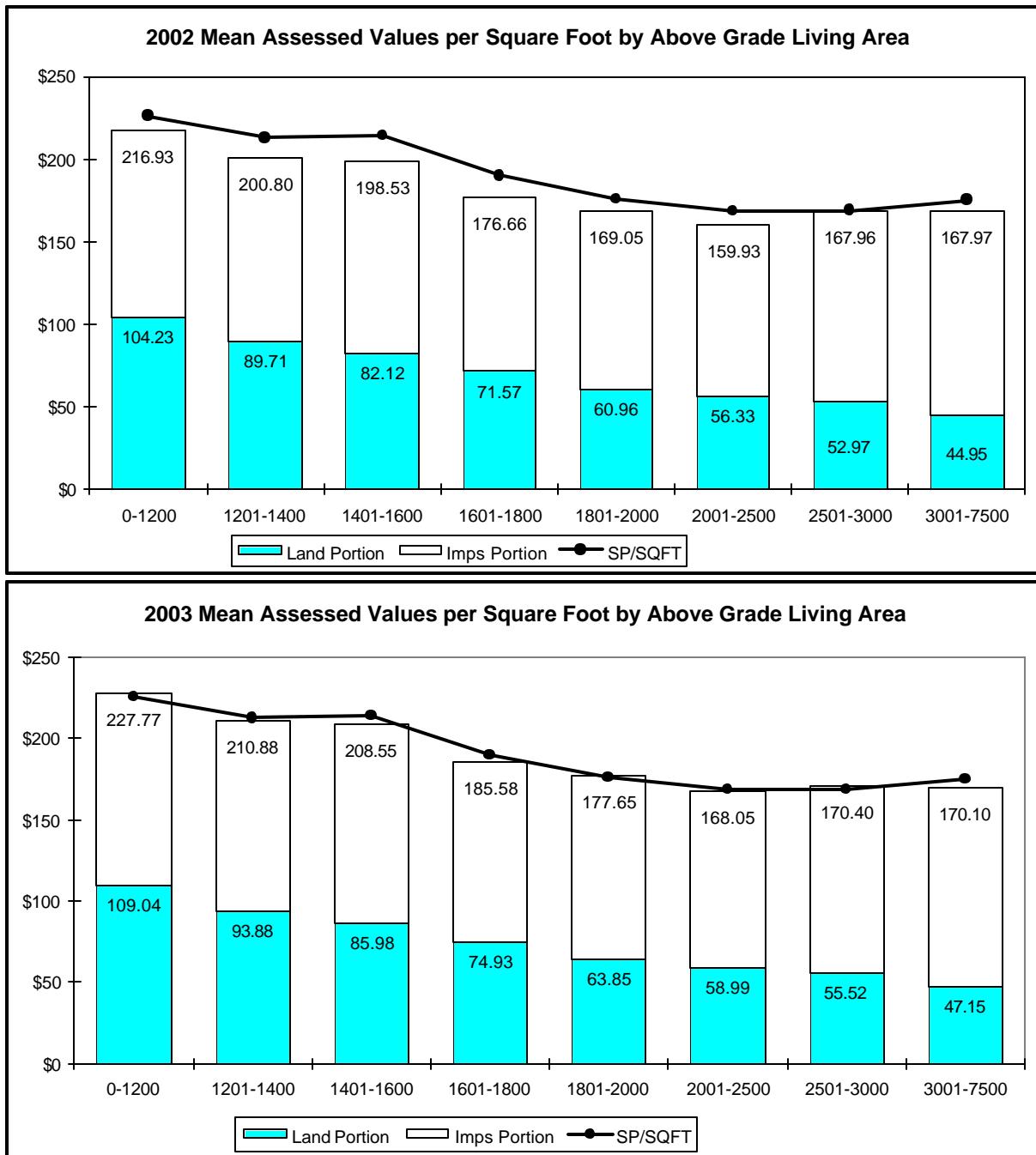
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



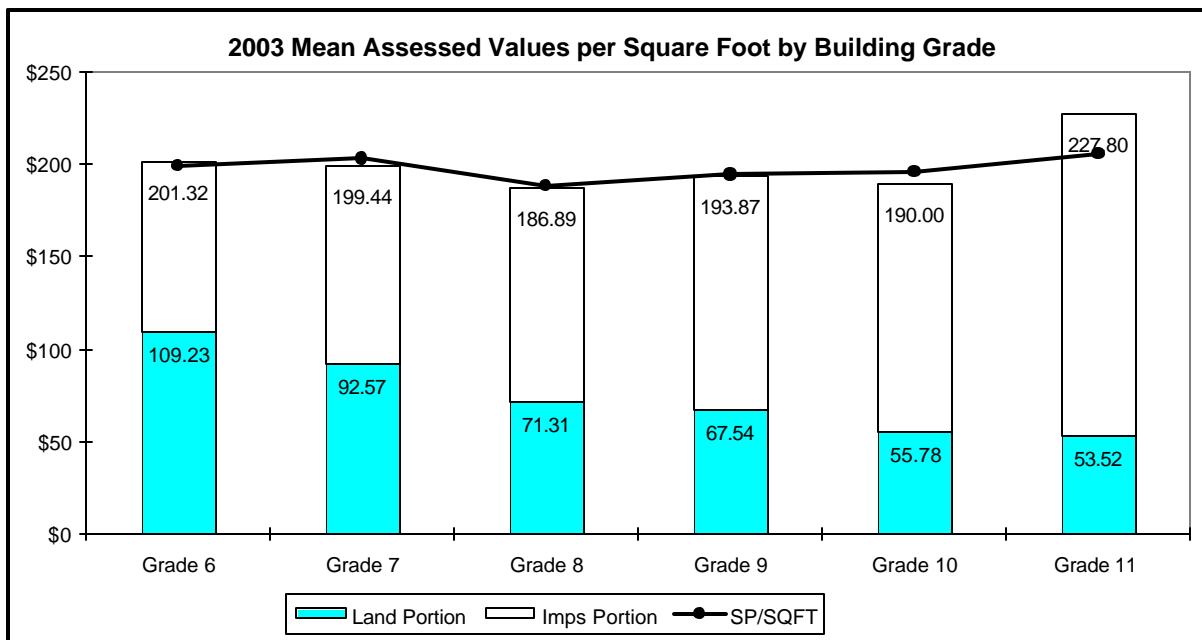
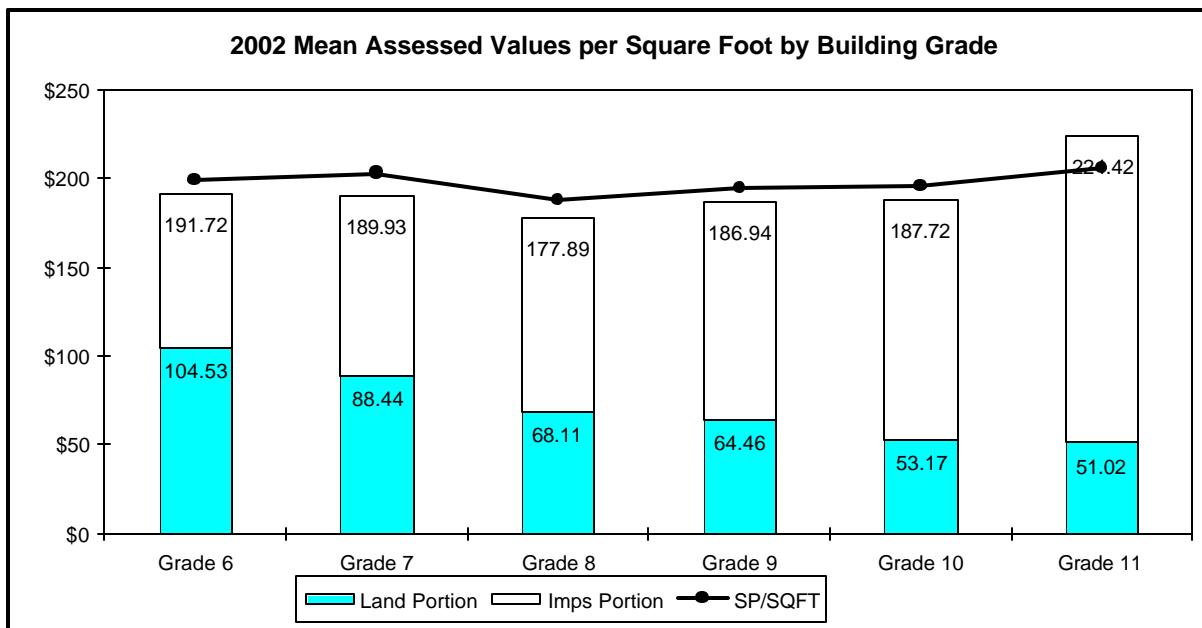
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. There were only four grade 11 sales. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Personnel & Participation***

The Annual Update report and analysis were produced by Stanley L. Ledbetter Appraiser II. The process and results were reviewed by the Appraisal Team Lead Appraiser, Pat Paguaga and by Will Mathews, NE District Senior Appraiser. Debra Prins, Residential Division Manager further reviewed the report prior to completion and advised.

### ***Data Utilized***

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

There were an insufficient number of vacant land sales available for separate analysis. As a result, a market adjustment for land values was derived based on the constant from the improved property model, along with allocation methodology. This resulted in an overall adjustment in the area for the 2003 Assessment Year. The formula is:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} \times 1.052, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 687 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements with ABOVE GRADE LIVING AREA greater than 2500 Sq. Ft and GRADE GREATER than 8 and not in Plat 141990 (Casa Estates) have higher average ratios (Assessed Value/Sales Price) than other improvements, so, the formula adjusts these improvements upward less than the others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / 0.9504184+.05074156 if ABOVE GRADE LIVING AREA IS MORE THAN 2500 sq. ft. and GRADE is greater than 8 except Plat 141990.

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2003 Land Value + Previous Improvement Value \* 1.00)

\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.00).

\*If vacant parcels (no improvement value) only the land adjustment applies.

\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)

\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

\*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

### ***Mobile Home Update***

There are no mobile homes in area 91.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 91 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

5.22%

AGLA greater than 2500 Grade greater than 8 <b>Not in Plat</b> <b>141990</b>	Yes
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% Adjustment      -5.99%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Improvements with ABOVE GRADE LIVING AREA greater than 2500 sq. ft. and greater than GRADE 8 and not in Plat 141990 (CASA ESTATES) would *approximately* receive a .77% downward adjustment (5.22% Overall-5.99% AGLA greater than 2500 Grade greater than 8 Not in Plat 141990 ). 8% of the population would recieve this adjustment

92% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
6	24	0.961	1.010	5.0%	0.960	1.059
7	159	0.935	0.982	5.0%	0.968	0.996
8	365	0.946	0.994	5.1%	0.984	1.005
9	83	0.964	0.996	3.4%	0.972	1.020
10	52	0.954	0.965	1.2%	0.942	0.988
11	4	1.087	1.086	-0.1%	0.901	1.270
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1931-1940	2	0.797	0.835	4.8%	0.574	1.097
1941-1950	1	1.135	1.133	-0.2%	N/A	N/A
1951-1960	81	0.947	0.995	5.0%	0.974	1.016
1961-1970	257	0.943	0.991	5.0%	0.978	1.003
1971-1980	180	0.938	0.984	4.8%	0.969	0.998
1981-1990	61	0.974	1.004	3.0%	0.976	1.032
1991-2000	66	0.980	0.999	1.9%	0.978	1.020
>2000	39	0.929	0.969	4.3%	0.939	0.999
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
Fair	1	0.956	1.005	5.2%	N/A	N/A
Average	369	0.957	0.993	3.8%	0.983	1.003
Good	301	0.937	0.983	4.9%	0.972	0.994
Very Good	16	1.002	1.042	3.9%	0.980	1.103
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
1	420	0.941	0.988	5.0%	0.978	0.998
1.5	13	0.863	0.900	4.3%	0.845	0.955
2	250	0.965	0.997	3.3%	0.985	1.008
2.5	3	0.964	0.972	0.8%	0.708	1.236
3	1	0.984	0.983	-0.2%	N/A	N/A

## Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
801-1000	17	0.990	1.039	5.0%	0.987	1.091
1001-1500	218	0.941	0.989	5.0%	0.976	1.002
1501-2000	227	0.940	0.987	5.1%	0.975	1.000
2001-2500	126	0.949	0.998	5.1%	0.979	1.016
2501-3000	52	0.992	1.005	1.3%	0.978	1.031
3001-4000	39	0.967	0.977	1.1%	0.943	1.012
4001-5000	8	0.915	0.937	2.4%	0.881	0.993
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	606	0.951	0.991	4.3%	0.984	0.999
Y	81	0.943	0.981	4.0%	0.954	1.008
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
0	687	0.950	0.990	4.2%	0.982	0.997
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
12	246	0.952	0.991	4.2%	0.979	1.003
13	441	0.949	0.989	4.3%	0.980	0.999

## Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

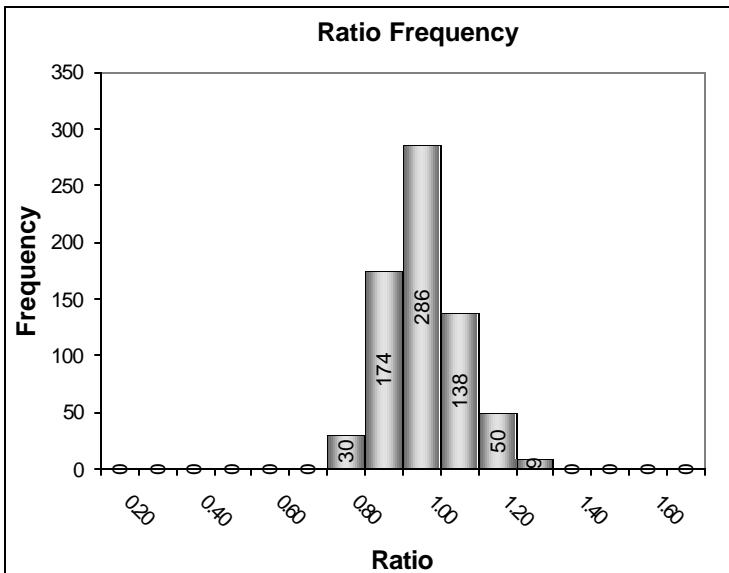
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<3000	28	0.981	1.029	5.0%	0.986	1.072
03000-05000	58	0.968	1.016	5.0%	0.997	1.035
05001-08000	144	0.937	0.978	4.4%	0.961	0.995
08001-12000	351	0.943	0.983	4.2%	0.973	0.993
12001-16000	77	0.959	0.995	3.7%	0.970	1.019
16001-20000	18	0.999	1.038	3.9%	0.992	1.084
20001-30000	8	1.009	1.035	2.6%	0.947	1.124
30001-43559	2	0.956	1.005	5.2%	0.933	1.077
1AC-3AC	1	0.923	0.922	-0.2%	N/A	N/A
AGLAGtr2500Grtr8 Not in 141990	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	621	0.942	0.990	5.1%	0.982	0.997
Y	66	0.993	0.992	-0.2%	0.967	1.016

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

NE/ Team 1	01/01/2002	6/25/2003	1/2001 - 12/2002
<b>Area</b> <b>Crossroads Rosemont/ 91</b>	<b>Appr ID:</b> <b>SLED</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>	687		
<i>Mean Assessed Value</i>	331,800		
<i>Mean Sales Price</i>	349,300		
<i>Standard Deviation AV</i>	108,257		
<i>Standard Deviation SP</i>	115,085		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.955		
<i>Median Ratio</i>	0.951		
<i>Weighted Mean Ratio</i>	0.950		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.720		
<i>Highest ratio:</i>	1.260		
<i>Coefficient of Dispersion</i>	7.95%		
<i>Standard Deviation</i>	0.096		
<i>Coefficient of Variation</i>	10.09%		
<i>Price Related Differential (PRD)</i>	1.006		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.943		
<i>Upper limit</i>	0.958		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.948		
<i>Upper limit</i>	0.962		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	6129		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.096		
<i>Recommended minimum:</i>	15		
<i>Actual sample size:</i>	687		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	357		
<i># ratios above mean:</i>	330		
<i>Z:</i>	1.030		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



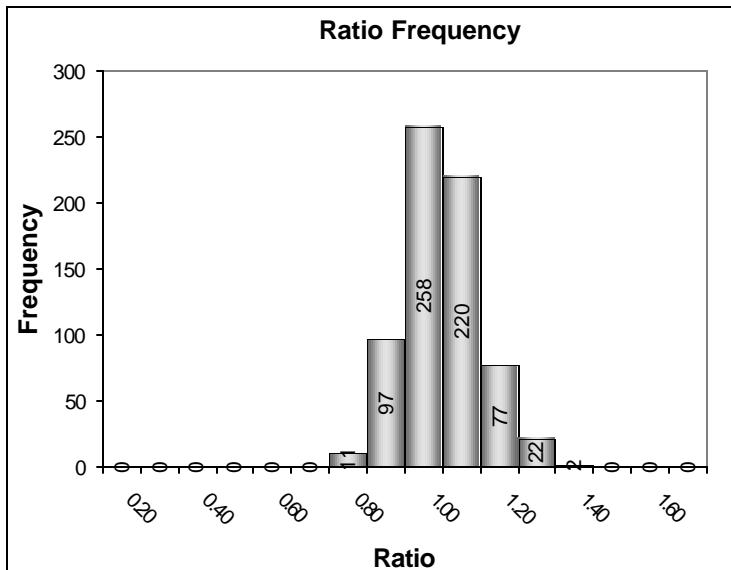
### COMMENTS:

1 to 3 Unit Residences throughout area 91

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> NE/ Team 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/25/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> Crossroads Rosemont/ 91	<b>Appr ID:</b> SLED	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	687		
<b>Mean Assessed Value</b>	345,800		
<b>Mean Sales Price</b>	349,300		
<b>Standard Deviation AV</b>	108.054		
<b>Standard Deviation SP</b>	115.085		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.994		
<b>Weighted Mean Ratio</b>	0.990		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.756		
<b>Highest ratio:</b>	1.324		
<b>Coefficient of Dispersion</b>	7.88%		
<b>Standard Deviation</b>	0.100		
<b>Coefficient of Variation</b>	9.97%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.985		
Upper limit	1.003		
<b>95% Confidence: Mean</b>			
Lower limit	0.991		
Upper limit	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6129		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.100		
<b>Recommended minimum:</b>	16		
<b>Actual sample size:</b>	687		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	357		
# ratios above mean:	330		
Z:	1.030		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 91

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
12	329830	0690	04/12/01	210000	860	0	6	1967	3	10824	N	N	16420 NORTHUP WY
12	329820	0620	06/01/01	204000	940	0	6	1959	4	6695	N	N	1033 165TH PL NE
12	329820	0820	11/24/01	207900	940	0	6	1959	4	8000	N	N	923 167TH AV NE
12	329820	1110	08/17/02	219500	940	0	6	1959	4	7560	N	N	929 168TH AV NE
12	329820	1000	02/27/01	205000	940	0	6	1959	3	7490	N	N	940 167TH AV NE
12	329820	1260	05/28/01	215000	940	0	6	1959	3	7630	N	N	942 168TH AV NE
12	329820	1290	03/27/02	177000	940	0	6	1959	3	7910	N	N	924 168TH AV NE
12	329820	1120	10/21/02	198000	990	0	6	1959	3	7630	N	N	935 168TH AV NE
12	329820	0580	02/07/01	164000	990	0	6	1959	3	7600	N	N	1009 165TH PL NE
12	329830	0500	01/17/01	181000	990	0	6	1959	4	7316	N	N	1391 164TH PL NE
12	329820	0730	03/22/02	208900	990	0	6	1959	3	7500	N	N	934 166TH AV NE
12	329820	0050	11/01/02	210000	990	0	6	1959	4	5500	N	N	16408 NE 10TH PL
12	329830	0580	02/12/02	202500	990	0	6	1959	3	7260	N	N	1341 164TH PL NE
12	329820	0400	10/20/02	254500	1040	0	6	1959	4	7000	N	N	916 164TH PL NE
12	329830	0130	08/31/01	244000	1090	0	6	1959	4	6200	N	N	1322 165TH AV NE
12	329820	1510	11/26/01	218400	1130	0	6	1959	3	7300	N	N	16660 NE 12TH ST
12	329820	0660	10/18/02	245000	1130	0	6	1959	3	8360	N	N	16503 NE 12TH ST
12	329820	0770	05/23/01	185000	1210	0	6	1959	5	7500	N	N	910 166TH AV NE
12	329830	0570	03/05/01	207950	1210	0	6	1959	4	7260	N	N	1347 164TH PL NE
12	329820	0600	01/02/01	200000	1230	0	6	1959	4	7500	N	N	1021 165TH PL NE
12	329820	1230	11/01/02	230000	1240	0	6	1959	3	7140	N	N	1012 167TH PL NE
12	329820	0320	03/07/02	215000	1250	0	6	1959	4	7400	N	N	16421 NE 12TH ST
12	329820	0100	11/21/01	249000	1950	0	6	1959	5	11400	N	N	917 164TH PL NE
12	404040	0250	10/10/01	222500	820	0	7	1961	3	8250	N	N	111 155TH AV NE
12	403850	0390	08/13/02	300500	1020	970	7	1959	3	7500	N	N	16509 NE 5TH ST
12	403780	0205	10/16/02	273100	1020	350	7	1958	4	9000	N	N	16254 NE 2ND ST
12	403770	0200	10/31/02	265000	1020	370	7	1958	4	8284	N	N	15916 NE 1ST ST
12	403770	0210	12/20/02	243000	1020	0	7	1958	3	9375	N	N	15932 NE 1ST ST
12	404010	0230	09/26/02	249950	1020	370	7	1962	3	7344	N	N	14514 MAIN ST
12	403820	0420	01/23/02	246500	1030	760	7	1959	4	9200	N	N	15735 NE 1ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	403770	0100	08/06/02	230000	1030	0	7	1958	3	9072	N	N	16217 NE 1ST ST
12	403820	0640	12/26/02	279950	1050	990	7	1959	4	8250	N	N	15613 NE 1ST PL
12	403820	0410	08/21/02	250000	1080	990	7	1959	4	9440	N	N	15727 NE 1ST ST
12	403780	0340	04/08/02	260750	1080	920	7	1958	4	8640	N	N	116 164TH AV NE
12	403870	0220	12/24/02	298000	1100	940	7	1961	4	8560	N	N	16858 NE 6TH ST
12	403850	0030	03/26/01	220000	1100	0	7	1960	4	7630	N	N	633 164TH PL NE
12	331690	0040	12/19/01	216000	1110	650	7	1963	3	4900	N	N	423 156TH PL NE
12	404020	0450	11/27/01	295500	1130	1130	7	1963	4	6600	N	N	510 146TH AV NE
12	404080	0220	12/13/01	265000	1140	960	7	1963	3	7650	N	N	1223 169TH AV NE
12	403870	0630	09/21/01	303750	1150	900	7	1960	3	8560	Y	N	16809 NE 6TH ST
12	403850	0530	10/17/02	277000	1150	1030	7	1959	3	7935	N	N	608 165TH AV NE
12	403820	0870	06/06/01	285000	1160	0	7	1959	4	9486	N	N	15816 MAIN ST
12	403820	0880	06/27/01	234000	1160	180	7	1959	3	12100	N	N	15808 MAIN ST
12	403870	0550	12/14/01	262000	1170	500	7	1960	3	8560	Y	N	17134 NE 5TH ST
12	403870	0290	12/27/02	255000	1170	500	7	1960	4	8023	N	N	16802 NE 6TH ST
12	403850	0370	12/19/01	271168	1170	580	7	1959	4	7777	N	N	405 166TH AV NE
12	403820	0060	03/20/01	249000	1180	970	7	1959	3	9014	N	N	130 156TH AV NE
12	572801	0080	07/11/01	295000	1190	820	7	1973	3	7138	N	N	409 154TH AV NE
12	403830	0110	11/06/02	282950	1190	1060	7	1960	3	8360	N	N	111 156TH AV NE
12	403880	0430	03/21/01	320600	1200	580	7	1961	3	7191	Y	N	17236 NE 4TH ST
12	404080	0100	06/11/02	248000	1200	0	7	1966	3	7200	N	N	1409 168TH AV NE
12	352505	9021	03/28/02	255000	1210	0	7	1977	3	13601	N	N	510 156TH AV NE
12	403880	0110	09/17/02	330000	1220	340	7	1961	4	11405	Y	N	511 172ND PL NE
12	403880	0110	10/25/02	331000	1220	340	7	1961	4	11405	Y	N	511 172ND PL NE
12	511950	0080	09/17/02	325000	1230	1120	7	1966	4	8856	N	N	14512 NE 4TH ST
12	403800	0035	12/20/01	273000	1230	480	7	1959	3	7700	N	N	16212 NE 3RD PL
12	404080	0350	09/26/02	242500	1230	0	7	1966	3	14140	N	N	16925 NE 14TH ST
12	403860	0020	01/29/02	330000	1240	1060	7	1960	4	9000	N	N	20 164TH AV NE
12	404080	0110	04/24/01	230000	1260	0	7	1966	3	7200	N	N	1401 168TH AV NE
12	404060	0160	02/06/02	303000	1270	1270	7	1962	3	8800	N	N	313 152ND PL NE
12	403820	0330	11/12/02	247000	1280	0	7	1959	3	8400	N	N	15740 NE 1ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	403880	0310	08/16/01	381000	1290	830	7	1961	4	8800	Y	N	17111 NE 5TH ST
12	404010	0550	09/30/02	310000	1290	1200	7	1962	4	7370	N	N	311 145TH PL NE
12	404060	0120	06/21/01	299900	1290	1100	7	1961	3	8775	N	N	118 152ND PL NE
12	404060	0020	11/21/01	260000	1290	720	7	1961	3	8000	N	N	15237 NE 3RD ST
12	403860	0230	08/24/01	389000	1300	1010	7	1961	3	11900	Y	N	16507 NE 4TH ST
12	404060	0030	09/26/02	265800	1300	0	7	1961	4	7470	N	N	15231 NE 3RD ST
12	403770	0225	04/23/01	235000	1300	0	7	1958	4	9600	N	N	15952 NE 1ST ST
12	404060	0210	10/08/01	240000	1300	0	7	1961	3	8250	N	N	149 152ND PL NE
12	403820	0380	01/24/01	218600	1300	0	7	1959	3	8250	N	N	15703 NE 1ST ST
12	331690	0010	09/14/01	200000	1300	0	7	1963	3	7650	N	N	405 156TH PL NE
12	403820	0580	05/01/02	252500	1300	0	7	1959	3	8250	N	N	15634 NE 1ST PL
12	363100	0150	05/03/02	248000	1300	0	7	1936	5	10275	N	N	1444 166TH PL NE
12	404020	0010	01/14/02	339980	1310	600	7	1963	4	9570	N	N	14553 NE 4TH PL
12	403870	0530	06/13/01	248000	1310	0	7	1960	3	8560	Y	N	17146 NE 5TH PL
12	403820	0590	08/15/01	205000	1310	0	7	1959	4	8250	N	N	15626 NE 1ST PL
12	404060	0090	07/20/01	328000	1320	1220	7	1961	4	6909	N	N	15235 NE 1ST PL
12	404010	0330	11/25/02	269900	1320	460	7	1962	4	9180	N	N	14504 NE 2ND PL
12	404020	0020	05/08/01	277950	1320	650	7	1963	4	8250	N	N	14559 NE 4TH PL
12	404060	0300	06/27/02	250000	1320	690	7	1961	3	8250	N	N	15238 NE 3RD ST
12	403850	0200	07/30/02	273750	1320	400	7	1959	3	8316	N	N	603 165TH AV NE
12	403800	0055	08/15/02	264950	1320	0	7	1959	4	7076	N	N	16240 NE 3RD PL
12	403770	0260	12/06/01	207000	1320	0	7	1958	3	10725	N	N	16230 NE 1ST ST
12	156080	0340	05/18/01	290000	1330	460	7	1962	3	8560	N	N	15415 NE 7TH PL
12	403870	0650	08/16/01	314000	1340	670	7	1960	3	8560	Y	N	16825 NE 6TH ST
12	403780	0095	02/21/01	229000	1340	0	7	1958	4	10440	N	N	220 160TH AV NE
12	403850	0420	05/10/01	245000	1340	0	7	1959	3	6230	N	N	505 165TH AV NE
12	156080	0320	06/26/02	265000	1360	1010	7	1962	3	8560	N	N	15323 NE 7TH PL
12	403850	0040	12/31/02	248000	1360	0	7	1960	4	7630	N	N	627 164TH PL NE
12	403820	0510	04/12/02	250000	1360	0	7	1959	3	8905	N	N	15740 NE 1ST PL
12	403850	0220	07/16/02	264000	1370	0	7	1960	4	8400	N	N	16406 NE 6TH ST
12	403850	0130	10/18/01	250000	1380	400	7	1959	3	7227	N	N	667 165TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	404020	0300	02/19/02	297000	1390	700	7	1964	4	7171	N	N	14522 NE 4TH ST
12	404050	0010	02/06/01	275000	1390	800	7	1961	3	9020	N	N	104 NE 154TH PL
12	404050	0250	06/04/02	243000	1390	800	7	1961	3	8250	N	N	15309 NE 1ST ST
12	511950	0030	10/17/01	283000	1410	750	7	1966	4	7725	N	N	417 145TH AV NE
12	403820	0300	05/09/02	245000	1410	0	7	1959	3	8520	N	N	15720 NE 1ST ST
12	404080	0540	06/26/02	259000	1420	0	7	1963	4	10640	N	N	1205 170TH AV NE
12	403970	0300	12/11/02	425000	1470	800	7	1964	4	9606	Y	N	118 174TH PL NE
12	403780	0210	07/10/02	260000	1480	0	7	1958	4	8470	N	N	16248 NE 2ND ST
12	403780	0170	07/10/02	239500	1510	0	7	1958	3	9860	N	N	16243 NE 3RD ST
12	403800	0200	10/03/01	222850	1520	0	7	1959	2	9785	N	N	16137 NE 3RD PL
12	403820	0660	11/25/02	255000	1550	0	7	1959	3	7700	N	N	15627 NE 1ST PL
12	156080	0020	10/10/01	299000	1560	1010	7	1962	3	9125	N	N	15305 NE 6TH PL
12	403800	0065	04/19/01	220000	1570	0	7	1958	3	7600	N	N	16254 NE 3RD PL
12	403770	0300	08/16/02	282350	1600	0	7	1958	3	8250	N	N	119 164TH AV NE
12	404020	0370	05/21/01	325000	1700	1160	7	1963	4	4500	N	N	14511 NE 5TH ST
12	403800	0060	05/01/01	250000	1720	0	7	1959	4	8820	N	N	16246 NE 3RD PL
12	403850	0590	12/21/01	279950	1730	0	7	1959	4	7700	N	N	16510 NE 5TH ST
12	404040	0210	10/28/02	290000	1740	0	7	1961	4	8250	N	N	135 155TH AV NE
12	403820	0830	10/31/01	248500	1740	0	7	1959	4	7700	N	N	15618 MAIN ST
12	403860	0180	04/24/01	257000	1800	0	7	1960	3	8375	N	N	223 165TH AV NE
12	403780	0310	01/07/02	279950	1830	0	7	1958	4	9000	N	N	218 164TH AV NE
12	403870	0840	04/23/01	375000	1840	580	7	1961	4	8800	Y	N	17136 NE 5TH ST
12	403880	0570	11/20/02	279900	1850	0	7	1961	3	13430	Y	N	16727 NE 5TH PL
12	403820	0040	03/22/02	339200	1870	1040	7	1959	4	8669	N	N	310 156TH AV NE
12	404010	0180	01/26/01	290000	1870	0	7	1962	5	15375	N	N	14517 NE 1ST ST
12	404060	0400	02/12/02	325000	1880	0	7	1961	3	8250	N	N	15246 NE 3RD PL
12	404050	0260	04/22/01	260000	1880	0	7	1961	3	8250	N	N	15315 NE 1ST ST
12	403770	0235	10/23/01	270000	1890	800	7	1958	3	9600	N	N	15968 NE 1ST ST
12	156080	0390	10/22/01	283000	1910	0	7	1962	4	11040	N	N	15318 NE 7TH PL
12	403870	0430	03/20/01	309990	1940	0	7	1961	4	7290	Y	N	17190 NE 5TH ST
12	403850	0640	08/28/02	270000	2040	0	7	1959	3	9200	N	N	541 166TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	403780	0080	06/24/02	267100	2050	0	7	1959	3	9000	N	N	16245 NE 2ND ST
12	403850	0060	06/05/02	325000	2060	0	7	1959	4	8000	Y	N	615 164TH PL NE
12	262505	9131	06/22/02	283500	2110	0	7	1961	4	15987	N	N	16209 NORTHUP WY
12	403770	0105	11/14/01	263000	2120	0	7	1958	4	9085	N	N	16225 NE 1ST ST
12	156080	0490	08/28/01	285000	2220	0	7	1963	3	5720	N	N	15410 NE 6TH PL
12	404010	0670	07/11/01	345000	2450	0	7	1963	4	7260	N	N	202 145TH PL NE
12	885730	0240	02/13/01	154000	960	0	8	1967	3	1837	Y	N	253 169TH AV NE
12	885730	0190	09/16/02	185500	990	450	8	1967	3	1552	N	N	269 169TH AV NE
12	885710	0020	06/24/02	229900	1020	740	8	1967	5	1520	N	N	7 174TH PL NE
12	885720	0120	07/30/01	190000	1170	0	8	1967	3	1066	N	N	241 169TH AV NE
12	156220	0420	04/24/01	299000	1190	910	8	1966	3	8120	N	N	1531 150TH AV NE
12	885710	0060	01/11/01	175500	1200	0	8	1967	3	1055	N	N	17112 NE 2ND PL
12	885710	0230	02/23/01	171000	1200	0	8	1967	3	1055	N	N	16930 NE 2ND PL
12	885710	0200	03/01/02	224814	1220	780	8	1967	4	2755	N	N	17006 NE 2ND PL
12	261960	0080	09/25/01	284000	1230	1120	8	1968	3	5885	N	N	14905 NE 10TH PL
12	403900	0230	07/30/01	315000	1250	1220	8	1962	3	9775	Y	N	835 172ND AV NE
12	156200	0090	10/29/02	265000	1250	1210	8	1964	4	8400	N	N	15031 NE 12TH ST
12	156220	0490	04/10/02	260000	1250	1210	8	1966	3	11340	N	N	15035 NE 16TH ST
12	156210	0060	09/24/02	310000	1290	1180	8	1966	4	7875	N	N	14859 NE 13TH ST
12	156220	0320	10/15/02	295000	1290	550	8	1965	4	7250	N	N	14819 NE 14TH ST
12	156200	0080	07/05/02	305000	1300	1060	8	1964	4	8560	N	N	15039 NE 12TH ST
12	885720	0070	10/25/01	194000	1310	240	8	1967	3	1196	N	N	251 169TH AV NE
12	885730	0030	06/07/02	157500	1320	0	8	1967	3	1213	N	N	214 169TH AV NE
12	403900	0240	11/07/02	355000	1330	810	8	1962	3	7980	Y	N	17140 NE 8TH PL
12	403900	0180	11/21/01	286000	1350	0	8	1961	4	7920	N	N	834 171ST PL NE
12	403910	0010	12/14/01	245000	1350	0	8	1963	3	7770	N	N	1283 170TH AV NE
12	403890	0211	03/25/02	279000	1370	0	8	1962	3	9900	Y	N	805 170TH PL NE
12	143350	0170	04/05/02	395000	1420	1420	8	1969	4	10150	N	N	1120 147TH PL NE
12	885720	0100	06/17/02	195000	1420	280	8	1967	5	1411	Y	N	245 169TH AV NE
12	156220	0070	10/21/02	319000	1430	750	8	1966	4	8320	N	N	14830 NE 16TH ST
12	156220	0500	03/15/02	297000	1430	600	8	1965	3	11500	N	N	1515 151ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	403870	0770	03/24/01	460000	1440	800	8	1961	4	5850	Y	N	17178 NE 5TH ST
12	403910	0110	02/20/02	286250	1440	1150	8	1964	4	8965	N	N	1200 172ND AV NE
12	403910	0170	04/26/01	309000	1440	1020	8	1963	3	8250	N	N	1012 172ND AV NE
12	403970	0750	05/31/02	540000	1450	980	8	1965	3	11022	Y	N	450 173RD PL NE
12	403900	0010	04/25/02	335000	1500	1170	8	1962	3	15660	N	N	871 171ST PL NE
12	885731	0070	12/03/01	204500	1500	510	8	1969	4	1987	N	N	230 168TH AV NE
12	403900	0260	09/20/01	282900	1520	450	8	1962	3	6160	Y	N	17128 NE 8TH PL
12	403900	0220	04/26/02	298500	1520	790	8	1962	3	7980	N	N	845 172ND AV NE
12	001120	0310	04/19/02	358500	1530	550	8	1998	3	3024	N	N	15000 NE 8TH PL
12	001120	0410	12/18/02	320000	1530	0	8	1998	3	4488	N	N	15035 NE 8TH PL
12	001120	0370	07/20/01	305000	1530	0	8	1998	3	3696	N	N	15019 NE 8TH PL
12	001120	0070	10/22/02	318000	1530	0	8	1998	3	3296	N	N	15150 NE 8TH PL
12	001120	0380	01/16/02	292500	1530	0	8	1998	3	2576	N	N	15023 NE 8TH PL
12	001120	0110	02/25/02	305080	1530	0	8	1998	3	3024	N	N	15088 NE 8TH PL
12	329600	0040	04/15/02	370000	1540	450	8	1964	3	15985	N	N	14844 NE 11TH PL
12	403880	0510	11/21/02	373900	1550	570	8	1961	3	9150	Y	N	17216 NE 4TH ST
12	403890	0390	04/23/01	290000	1550	1030	8	1962	3	8250	N	N	816 170TH PL NE
12	156220	0600	10/19/01	348000	1570	1280	8	1965	3	4410	N	N	15017 NE 15TH ST
12	403890	0240	02/12/02	337800	1600	440	8	1962	4	8030	N	N	821 170TH PL NE
12	261920	0070	07/22/02	310000	1630	0	8	1981	3	10128	N	N	14811 NE 9TH PL
12	403890	0100	03/13/02	240000	1670	0	8	1962	3	8906	N	N	811 168TH PL NE
12	403910	0350	05/10/02	344950	1700	640	8	1963	4	5300	N	N	1215 172ND AV NE
12	403900	0280	03/23/01	393000	1720	720	8	1962	4	6500	Y	N	17123 NE 8TH PL
12	143350	0060	12/27/01	340000	1760	980	8	1968	4	9750	N	N	1017 NE 147TH PL
12	156210	0200	01/03/01	299000	1800	0	8	1964	4	9075	N	N	15048 NE 13TH ST
12	143370	0060	05/09/01	429000	1870	410	8	1978	4	13860	N	N	14709 NE 10TH ST
12	403970	0610	07/12/01	332000	1880	0	8	1968	3	11904	Y	N	17224 NE 6TH PL
12	143350	0140	04/26/01	315000	1880	0	8	1968	4	11000	N	N	1138 NE 147TH PL
12	331650	0126	11/27/01	387000	1890	800	8	1979	3	19994	N	N	15910 NE 6TH ST
12	001120	0160	07/05/01	345000	1910	0	8	1998	3	3696	N	N	15074 NE 8TH PL
12	001120	0280	08/24/01	349000	1910	0	8	1998	3	3696	N	N	15018 NE 8TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	403890	0340	06/18/02	310000	1960	0	8	1962	4	8250	N	N	854 170TH PL NE
12	403890	0200	09/09/02	299000	1960	0	8	1962	4	10925	N	N	804 168TH PL NE
12	156200	0290	11/21/02	307600	2080	0	8	1964	4	7680	N	N	15032 NE 12TH ST
12	403890	0300	10/30/01	280000	2160	0	8	1962	4	8470	N	N	857 170TH PL NE
12	403890	0300	05/31/02	304900	2160	0	8	1962	4	8470	N	N	857 170TH PL NE
12	156210	0210	01/09/02	320000	2170	0	8	1965	4	9240	N	N	15068 NE 13TH ST
12	329600	0120	09/27/02	387500	2230	0	8	1964	4	15120	N	N	15056 NE 11TH PL
12	404080	0720	12/07/01	343950	2400	0	8	1963	4	8800	N	N	16812 NE 11TH PL
12	738530	0180	10/19/01	357000	2440	0	8	1967	4	12000	N	N	1009 145TH PL NE
12	691872	0040	08/21/02	340000	2440	0	8	1970	3	8000	N	N	14602 NE 3RD PL
12	738530	0240	12/04/02	425000	2470	0	8	1967	4	9125	N	N	14414 NE 10TH PL
12	691872	0010	12/26/02	325000	2520	0	8	1970	3	7500	N	N	14630 NE 3RD PL
12	403970	1290	10/03/01	399000	2540	0	8	1974	4	9687	Y	N	431 173RD PL NE
12	215980	0110	10/17/01	463000	3140	0	8	1981	4	16750	N	N	1200 141ST PL NE
12	272505	9112	10/31/01	490000	3150	0	8	1968	4	33976	N	N	851 144TH AV NE
12	215980	0150	03/05/01	500000	3420	0	8	1979	4	13500	N	N	14301 NE 12TH PL
12	738532	0030	04/05/02	440000	3690	0	8	1979	3	13677	N	N	1301 140TH PL NE
12	738520	0050	12/04/02	408000	1580	1580	9	1967	4	11919	N	N	14444 NE 12TH PL
12	403970	0940	09/03/01	465000	1620	1510	9	1966	3	11023	Y	N	207 171ST PL NE
12	885732	0310	03/19/01	317500	1620	0	9	1979	4	2754	N	N	107 168TH AV NE
12	403970	1180	10/19/01	425000	1680	1680	9	1968	3	11500	Y	N	225 173RD PL NE
12	403970	0840	07/09/01	476840	1780	1390	9	1967	3	10152	Y	N	256 173RD PL NE
12	403970	1310	08/08/01	510000	1810	860	9	1976	4	10687	Y	N	451 173RD PL NE
12	417830	0370	07/05/01	414500	1890	410	9	1982	3	13818	N	N	14221 NE 10TH PL
12	885732	0330	03/12/01	282500	1980	0	9	1979	4	2912	Y	N	117 168TH AV NE
12	885732	0060	06/08/01	262500	1980	0	9	1979	4	3128	N	N	118 168TH AV NE
12	885732	0080	04/15/02	320000	1980	0	9	1979	4	2745	Y	N	108 168TH AV NE
12	738520	0150	09/26/02	425000	1990	320	9	1965	4	13395	N	N	14415 NE 12TH PL
12	403970	0150	10/22/02	500000	2170	1300	9	1970	4	9798	Y	N	432 174TH PL NE
12	215980	0120	02/27/02	443000	2250	0	9	1980	4	13500	N	N	14203 NE 12TH PL
12	738520	0140	04/17/02	440000	2310	0	9	1965	3	13585	N	N	14425 NE 12TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
12	934670	0080	08/29/01	393000	2430	0	9	1978	4	9900	N	N	14109 NE 2ND ST
12	331650	0105	02/19/02	441000	2460	0	9	1979	3	36654	N	N	15760 NE 6TH ST
12	885732	0030	10/24/01	276000	2470	0	9	1979	4	2738	N	N	130 168TH AV NE
12	885732	0040	07/17/01	285000	2470	0	9	1979	3	2847	N	N	126 168TH AV NE
12	934670	0360	06/18/02	415000	2490	0	9	1978	4	9450	N	N	210 141ST AV NE
12	417830	0210	04/20/01	472000	2510	0	9	1982	4	13835	N	N	1118 141ST PL NE
12	066235	0090	04/25/01	492000	2600	0	9	1999	3	7197	N	N	480 150TH PL NE
12	807830	0050	11/26/02	445000	2620	0	9	1986	3	16197	N	N	1511 143RD AV NE
12	403970	0310	11/15/01	411000	2690	700	9	1968	5	9606	Y	N	110 174TH PL NE
12	807830	0040	05/22/01	405000	2740	0	9	1980	3	12240	N	N	1505 143RD AV NE
12	934670	0160	03/26/02	405000	2740	0	9	1978	4	9900	N	N	306 142ND AV NE
12	066235	0110	11/15/02	534000	2980	0	9	1998	3	10134	N	N	510 150TH PL NE
12	066235	0100	09/18/02	545000	3000	0	9	1998	3	9513	N	N	498 150TH PL NE
12	417830	0330	03/18/02	470000	2090	0	10	1981	3	10752	N	N	14105 NE 10TH PL
12	417830	0200	11/22/02	480000	2380	0	10	1982	4	12972	N	N	1112 141ST PL NE
12	417830	0170	07/16/02	495000	2540	0	10	1982	4	14800	N	N	1115 142ND PL NE
12	252505	9205	03/02/01	535000	2820	0	10	1998	3	11115	N	N	16639 NORTHUP WY
12	127700	0090	10/10/01	500000	2920	0	10	1998	3	8690	N	N	14663 NE 16TH ST
12	127700	0340	02/08/02	570000	2920	0	10	1998	3	6508	N	N	14667 NE 16TH ST
12	127700	0290	01/11/01	530000	2980	0	10	1999	3	6247	N	N	14760 NE 16TH ST
12	127700	0290	09/24/02	500000	2980	0	10	1999	3	6247	N	N	14760 NE 16TH ST
12	127700	0120	06/11/01	595000	3020	0	10	1998	3	7200	N	N	14679 NE 16TH ST
12	127700	0080	04/23/02	540000	3020	0	10	1998	3	7355	N	N	14642 NE 16TH ST
12	127700	0130	07/22/02	585000	3320	0	10	1998	3	7776	N	N	14683 NE 16TH ST
12	262505	9293	07/08/02	745000	3490	0	10	2001	3	6175	N	N	1024 148TH AV NE
12	262505	9290	04/18/02	765000	3640	0	10	2001	3	8632	N	N	1012 NE 148TH PL
12	262505	9289	02/04/02	759000	3720	0	10	2001	3	7227	N	N	1010 148TH AV NE
12	262505	9287	02/19/02	775000	4040	0	10	2001	3	8127	N	N	1008 148TH AV NE
12	127700	0230	12/02/02	505000	2880	0	11	1998	3	8493	N	N	14797 NE 16TH ST
12	883990	0230	03/15/01	845000	4205	0	11	2000	3	20800	N	N	738 140TH AV NE
13	943530	0055	02/22/02	220000	1060	0	6	1933	4	12972	N	N	15504 NE 60TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	182800	0990	03/06/02	269000	950	440	7	1969	4	11310	N	N	15609 NE 56TH WY
13	215500	0450	10/03/01	248000	1010	360	7	1967	4	9440	N	N	16104 NE 57TH ST
13	808780	0280	02/22/01	243000	1070	750	7	1963	4	8190	N	N	5507 156TH AV NE
13	327576	0330	04/14/02	239000	1080	0	7	1968	3	8284	N	N	1719 172ND CT NE
13	808780	0200	01/03/01	238000	1150	440	7	1963	4	7480	N	N	5312 155TH AV NE
13	808780	0250	10/18/01	228000	1150	590	7	1963	4	5750	N	N	5410 155TH AV NE
13	808780	0250	07/08/02	324900	1150	590	7	1963	4	5750	N	N	5410 155TH AV NE
13	327576	0370	12/19/01	218000	1150	0	7	1968	3	6290	N	N	1710 172ND CT NE
13	313410	0196	04/23/01	270000	1160	0	7	1955	4	17500	Y	N	17245 NE 40TH ST
13	808780	0420	05/15/02	268000	1160	530	7	1963	3	9490	N	N	5305 155TH AV NE
13	541180	0190	08/07/01	305000	1200	630	7	1967	4	7776	N	N	5703 155TH AV NE
13	215500	0090	02/07/01	280000	1220	450	7	1967	4	13600	N	N	5503 162ND AV NE
13	215500	0290	08/15/01	250000	1220	500	7	1967	4	9600	N	N	5606 160TH AV NE
13	215500	0420	05/15/01	285000	1220	450	7	1967	4	8968	N	N	16012 NE 57TH ST
13	215500	0030	04/23/02	264500	1220	500	7	1968	3	11000	N	N	5514 162ND AV NE
13	808780	0230	07/01/02	280000	1240	1200	7	1963	4	5100	N	N	15516 NE 54TH PL
13	327575	0260	02/19/02	269000	1240	100	7	1967	4	7200	N	N	17233 NE 15TH PL
13	327575	0120	06/11/02	295000	1250	450	7	1968	4	5225	N	N	17200 NE 16TH PL
13	856300	0960	01/04/01	272450	1250	0	7	1967	4	9686	N	N	1305 179TH AV NE
13	808780	0320	04/11/01	265000	1290	460	7	1965	4	8401	N	N	5509 155TH AV NE
13	896500	0110	11/26/01	295000	1300	0	7	1969	4	9600	N	N	17803 NE 33RD ST
13	192506	9103	07/06/01	232000	1320	0	7	1952	5	9649	N	N	3063 WEST LAKE SAMMAMISH PW NE
13	215500	0430	07/20/01	211000	1330	0	7	1967	4	9520	N	N	16020 NE 57TH ST
13	182800	1080	04/16/02	280775	1340	650	7	1967	4	10080	N	N	5503 157TH DR NE
13	182800	0460	07/26/01	287000	1340	370	7	1970	4	15695	N	N	15706 NE 56TH WY
13	313410	0052	03/22/02	259000	1370	750	7	1967	4	9728	N	N	3215 180TH AV NE
13	856300	0600	12/10/01	274750	1390	480	7	1976	4	7384	N	N	1413 177TH AV NE
13	142505	9133	10/16/02	290000	1390	0	7	1951	3	10735	N	N	5009 159TH CT NE
13	182800	0580	10/21/02	255000	1390	0	7	1970	4	8472	N	N	5328 156TH AV NE
13	182800	0700	11/06/02	260000	1400	0	7	1971	4	8400	N	N	15709 NE 53RD ST
13	808780	0470	11/21/01	255000	1430	530	7	1963	4	7600	N	N	15504 NE 52ND ST

***Improved Sales Used in this Annual Update Analysis***  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	856301	0260	07/01/02	295000	1450	780	7	1965	4	6148	N	N	17909 NE 19TH PL
13	327575	0410	06/20/01	315000	1450	520	7	1967	4	7020	N	N	17219 NE 16TH PL
13	856300	0090	08/15/01	280000	1460	0	7	1967	4	9600	N	N	17739 NE 13TH ST
13	327575	0290	02/01/01	249500	1460	0	7	1967	4	8500	N	N	17255 NE 15TH PL
13	896500	0100	05/16/01	286150	1470	0	7	1969	4	9600	N	N	17809 NE 33RD ST
13	743150	0340	05/23/01	409950	1500	1310	7	1956	4	15400	Y	N	1014 185TH AV NE
13	182800	0320	04/23/02	310000	1500	1380	7	1967	4	11550	N	N	5512 158TH PL NE
13	182800	0780	06/15/01	339950	1500	810	7	1966	4	9600	N	N	5303 159TH AV NE
13	182800	0350	08/09/02	343000	1500	630	7	1966	3	8342	N	N	15809 NE 56TH WY
13	142505	9174	07/05/01	309000	1510	0	7	1984	3	10827	N	N	5014 159TH CT NE
13	142505	9120	06/20/01	269950	1550	0	7	1974	4	10454	N	N	5115 159TH AV NE
13	182800	0650	08/21/01	315000	1560	0	7	1966	4	12250	N	N	5309 156TH DR NE
13	215500	0380	05/14/01	261500	1560	0	7	1967	4	9592	N	N	5607 160TH AV NE
13	142505	9173	05/03/01	315000	1570	0	7	1984	3	10827	N	N	5008 159TH CT NE
13	856300	0780	06/24/02	323000	1640	0	7	1967	4	7600	N	N	1426 177TH AV NE
13	142505	9166	05/24/02	421500	1730	1480	7	1995	3	17113	Y	N	15612 NE 59TH WY
13	541180	0160	03/28/02	283000	1740	0	7	1963	5	6800	N	N	5712 155TH AV NE
13	327576	0260	03/14/02	257000	1740	0	7	1968	3	8030	N	N	1718 172ND PL NE
13	327576	0220	01/18/01	264000	1740	0	7	1968	3	5500	N	N	1707 172ND PL NE
13	192506	9185	10/22/01	277910	1800	0	7	1976	4	9583	N	N	2941 WEST LAKE SAMMAMISH PW NE
13	182800	1340	01/19/01	281500	2320	0	7	1967	4	8750	N	N	5515 158TH PL NE
13	215500	0080	07/06/01	323000	3420	0	7	1967	4	17625	N	N	5409 162ND AV NE
13	339530	0290	04/27/01	307500	1170	1170	8	1977	3	9690	N	N	17031 NE 42ND ST
13	182800	1210	02/11/02	248000	1190	600	8	1976	4	16080	N	N	15712 NE 54TH WY
13	106630	0230	02/20/02	256000	1200	720	8	1967	4	8720	N	N	17455 NE 11TH ST
13	106630	0350	04/26/01	340000	1220	1220	8	1967	5	8910	N	N	17427 NE 12TH ST
13	752710	0060	08/23/02	330000	1230	720	8	1979	3	9200	N	N	3538 173RD CT NE
13	681100	0060	12/13/02	315000	1230	210	8	1968	4	12037	N	N	2023 175TH AV NE
13	437670	0520	08/27/02	355000	1240	1060	8	1973	3	9625	Y	N	18260 NE 31ST ST
13	388231	0170	01/29/01	280000	1250	750	8	1980	3	11680	N	N	15411 NE 54TH ST
13	919900	0100	09/26/01	282000	1260	960	8	1984	3	10030	N	N	17310 NE 17TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	856302	0340	03/12/01	339000	1290	840	8	1965	4	9120	N	N	2121 182ND AV NE
13	437670	0060	10/25/01	335000	1300	180	8	1968	4	11449	N	N	2925 181ST AV NE
13	437670	0320	07/23/01	345500	1300	430	8	1968	3	9225	N	N	18210 NE 28TH ST
13	226000	0230	07/12/02	327500	1310	520	8	1976	4	9600	N	N	3352 172ND AV NE
13	103600	0770	03/06/02	339500	1310	500	8	1974	3	13175	N	N	18305 NE 25TH ST
13	681100	0080	02/02/01	285000	1320	590	8	1968	4	11570	N	N	17511 NE 21ST ST
13	896500	0140	08/17/01	320000	1330	900	8	1975	4	9600	N	N	17704 NE 33RD ST
13	103600	0880	03/15/01	280000	1330	200	8	1974	4	8880	N	N	18001 NE 28TH ST
13	730910	0480	01/18/01	267000	1340	900	8	1976	3	9600	N	N	16653 NE 46TH ST
13	856305	0330	12/19/02	300000	1350	780	8	1968	3	8000	N	N	18403 NE 21ST ST
13	388231	0250	08/27/02	323900	1350	830	8	1982	3	8000	N	N	5420 154TH AV NE
13	103600	0820	08/14/01	324900	1350	400	8	1974	3	12000	N	N	2404 182ND AV NE
13	856301	0400	09/24/01	295000	1350	0	8	1965	5	8000	N	N	1619 180TH AV NE
13	106600	0270	06/16/01	275000	1350	570	8	1969	4	8550	N	N	1104 176TH AV NE
13	752510	0680	06/19/02	204000	1350	0	8	1976	3	2588	N	N	2519 175TH AV NE
13	752521	1470	07/10/02	212000	1360	0	8	1978	4	3021	N	N	2609 174TH AV NE
13	752521	0060	08/21/01	199500	1360	0	8	1978	4	3201	N	N	2550 174TH AV NE
13	388231	0180	06/29/01	319000	1370	680	8	1979	3	12375	N	N	15419 NE 54TH ST
13	542256	0880	07/26/02	295000	1370	770	8	1978	3	6300	N	N	15817 NE 66TH PL
13	313610	0030	09/25/01	322000	1380	400	8	1978	4	8800	N	N	3619 175TH CT NE
13	226000	0220	11/19/01	255000	1380	150	8	1976	4	9750	N	N	3344 172ND AV NE
13	856300	1450	04/26/01	274000	1380	0	8	1964	4	7650	N	N	1401 180TH AV NE
13	864430	0190	05/23/02	333000	1390	170	8	1976	3	9100	N	N	17618 NE 30TH PL
13	856305	0090	01/24/02	290000	1400	0	8	1974	4	8240	N	N	18514 NE 21ST ST
13	856300	1390	07/27/01	385000	1400	540	8	1966	3	7854	N	N	1437 180TH AV NE
13	815550	0140	05/16/02	314000	1400	1240	8	1968	4	7232	N	N	1400 175TH PL NE
13	339530	0100	08/01/02	337000	1410	500	8	1977	3	9453	N	N	16934 NE 42ND ST
13	810040	0100	10/30/02	380000	1420	610	8	1984	3	14125	N	N	3202 173RD AV NE
13	810040	0190	11/14/02	363500	1420	440	8	1984	3	9883	N	N	17209 NE 33RD ST
13	103640	0180	11/20/02	373500	1420	700	8	1973	4	10200	N	N	2415 179TH AV NE
13	856300	1330	08/21/01	307000	1430	0	8	1966	4	8424	N	N	1430 179TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	542257	0080	06/25/01	268000	1430	0	8	1979	3	8400	N	N	15801 NE 59TH WY
13	856300	1350	09/25/01	325500	1440	1060	8	1978	4	9167	N	N	17903 NE 16TH ST
13	388231	0190	01/22/01	281000	1450	950	8	1982	3	10500	N	N	15427 NE 54TH ST
13	226000	0020	08/16/01	310000	1450	0	8	1977	4	10450	N	N	17440 NE 36TH ST
13	152355	0300	06/26/01	349900	1460	810	8	1990	3	4731	N	N	17403 NE 28TH ST
13	106630	0070	05/03/02	310000	1460	920	8	1967	4	10800	N	N	17412 NE 12TH ST
13	106630	0370	01/16/02	349563	1460	1060	8	1966	4	8910	N	N	17443 NE 12TH ST
13	856293	0660	04/09/02	375000	1460	750	8	1977	3	9000	N	N	15828 NE 50TH CT
13	542256	0490	08/22/02	287850	1460	0	8	1977	4	6720	N	N	6534 159TH AV NE
13	336650	0140	04/24/01	315000	1470	0	8	1975	4	15200	N	N	2515 178TH AV NE
13	306620	0090	06/12/02	450000	1470	1080	8	1979	3	9576	N	N	16523 NE 48TH ST
13	103600	0940	09/26/02	360000	1470	860	8	1966	3	6760	N	N	18105 NE 28TH ST
13	437680	0110	10/05/01	285000	1480	730	8	1974	3	15200	N	N	2812 183RD AV NE
13	856301	0250	06/25/01	310000	1480	750	8	1965	4	7980	N	N	17912 NE 19TH PL
13	681100	0150	06/21/01	329500	1480	770	8	1968	4	11766	N	N	17511 NE 22ND CT
13	681100	0140	10/05/01	270000	1480	0	8	1969	4	11475	N	N	2202 175TH AV NE
13	856303	0190	05/22/01	332500	1490	0	8	1967	3	7875	N	N	1819 184TH AV NE
13	306620	0430	04/10/02	385000	1490	980	8	1979	3	10500	N	N	16322 NE 46TH ST
13	182800	0300	06/11/01	331000	1500	970	8	1968	4	9800	N	N	5418 158TH PL NE
13	856300	0190	07/24/01	359000	1500	970	8	1965	4	9375	N	N	1343 176TH AV NE
13	182800	1230	05/29/01	330475	1500	800	8	1967	4	8050	N	N	5412 157TH DR NE
13	182800	0270	08/12/02	325000	1500	630	8	1966	4	9750	N	N	5409 159TH PL NE
13	864430	0210	06/19/02	352000	1510	800	8	1975	4	8800	N	N	3005 177TH AV NE
13	438860	0080	12/09/02	314000	1510	290	8	1976	4	5500	Y	N	17322 NE 42ND ST
13	856300	0180	08/20/01	365000	1520	1480	8	1966	4	9375	N	N	1337 176TH AV NE
13	106600	0170	12/26/02	327000	1520	0	8	1976	4	22040	N	N	17301 NE 10TH ST
13	856300	0295	01/22/02	349000	1530	730	8	1976	4	7600	N	N	17605 NE 15TH PL
13	306260	0010	03/01/01	387800	1530	1200	8	1972	3	12600	N	N	17424 NE 33RD ST
13	856301	0560	06/05/02	330000	1540	700	8	1965	4	7910	N	N	18011 NE 12TH PL
13	142505	9180	06/24/02	349500	1540	0	8	1988	3	11603	Y	N	16245 NE 51ST ST
13	279040	0050	05/23/01	390000	1540	740	8	1976	3	10120	N	N	18637 NE 25TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	856304	0170	12/02/02	265000	1540	0	8	1967	3	7200	N	N	18308 NE 20TH ST
13	103600	0900	07/19/01	319500	1540	0	8	1966	3	9375	N	N	18008 NE 28TH ST
13	144900	0240	10/15/02	337500	1550	1180	8	1978	4	11840	N	N	2124 180TH CT NE
13	730910	0220	03/22/01	411500	1550	340	8	1975	3	7500	Y	N	4504 165TH AV NE
13	856305	0440	04/05/01	302500	1550	0	8	1968	3	6875	N	N	18518 NE 20TH PL
13	856305	0440	12/05/02	335000	1550	0	8	1968	3	6875	N	N	18518 NE 20TH PL
13	542257	0580	04/13/01	245950	1550	50	8	1978	3	6660	N	N	15814 NE 61ST ST
13	542257	0320	01/03/02	276000	1550	0	8	1979	3	7500	N	N	5911 159TH CT NE
13	306620	0020	03/14/02	447000	1560	1060	8	1980	4	9360	Y	N	16464 NE 46TH ST
13	152355	0080	04/19/01	359000	1560	810	8	1991	3	5190	N	N	2923 173RD CT NE
13	152355	0090	04/24/02	366000	1560	810	8	1991	3	4768	N	N	2931 173RD CT NE
13	106630	0290	01/22/02	297900	1560	620	8	1967	4	8829	N	N	17420 NE 11TH ST
13	131300	0150	07/30/02	349000	1560	0	8	1968	4	9750	N	N	2829 177TH AV NE
13	681100	0130	08/17/01	286500	1560	0	8	1969	4	11228	N	N	2110 175TH AV NE
13	542256	0770	01/05/01	235000	1560	0	8	1978	3	5170	N	N	6611 159TH AV NE
13	103600	0600	08/31/01	300000	1570	1400	8	1966	4	8500	N	N	2528 183RD AV NE
13	106610	0210	02/07/01	290000	1570	700	8	1967	4	12160	N	N	17605 NE 8TH PL
13	226000	0070	10/17/01	345000	1570	1150	8	1976	4	9000	N	N	17406 NE 35TH PL
13	106600	0340	09/27/02	350000	1570	1070	8	1966	4	8960	N	N	931 177TH AV NE
13	337660	0140	08/19/02	294000	1570	0	8	1975	4	9975	N	N	17209 NE 14TH ST
13	856302	0330	04/16/02	330000	1580	610	8	1966	4	9690	N	N	2205 182ND AV NE
13	226000	0040	03/13/01	285000	1580	0	8	1977	4	9975	N	N	3507 175TH AV NE
13	810040	0020	08/03/01	343500	1590	720	8	1984	3	9363	N	N	17210 NE 33RD ST
13	856300	0170	07/08/02	405000	1590	1540	8	1968	4	9375	N	N	1329 176TH AV NE
13	336650	0070	09/26/01	340000	1590	1030	8	1976	4	9900	N	N	17720 NE 26TH ST
13	437670	0590	11/22/02	317500	1590	0	8	1973	4	9225	N	N	18216 NE 31ST ST
13	856293	0300	07/10/02	340000	1590	0	8	1978	3	12600	N	N	15807 NE 46TH CT
13	752521	0160	09/25/01	215000	1590	70	8	1978	4	2769	N	N	2604 174TH AV NE
13	752680	0100	02/22/02	355000	1600	910	8	1975	4	9180	Y	N	3312 181ST PL NE
13	752680	0070	04/24/01	365000	1600	900	8	1975	4	8526	N	N	3307 181ST PL NE
13	542256	0650	12/20/01	273500	1600	460	8	1976	3	9800	N	N	15822 NE 67TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	182800	0530	10/21/02	423500	1610	1040	8	2000	3	8307	N	N	5222 156TH AV NE
13	026702	0150	11/27/02	360000	1610	610	8	1982	3	11454	N	N	2115 177TH PL NE
13	106620	0110	06/07/02	340000	1610	870	8	1972	4	10920	N	N	949 178TH AV NE
13	856293	0280	04/05/02	349500	1610	550	8	1978	3	13500	N	N	15806 NE 46TH CT
13	730910	0190	09/24/01	277000	1610	1100	8	1975	3	8175	Y	N	4521 165TH AV NE
13	730910	0450	06/28/02	380000	1610	0	8	1976	3	7500	N	N	16629 NE 46TH ST
13	815550	0100	09/04/01	342500	1610	0	8	1968	4	9310	N	N	17414 NE 14TH ST
13	542257	0110	10/31/02	270000	1610	0	8	1979	3	5500	N	N	15825 NE 59TH WY
13	856305	0120	08/20/02	332000	1620	820	8	1977	4	7725	N	N	18410 NE 21ST ST
13	856316	0170	05/31/02	339000	1620	770	8	1977	4	9324	N	N	1310 175TH PL NE
13	856293	0220	02/23/01	250000	1640	550	8	1978	3	11250	N	N	15805 NE 47TH CT
13	132505	9069	09/19/02	321500	1640	0	8	1974	3	12632	N	N	4220 172ND AV NE
13	542257	0150	04/01/02	272500	1640	0	8	1979	3	5500	N	N	15919 NE 59TH WY
13	103600	0690	12/04/02	400000	1650	1540	8	1975	4	9500	N	N	18312 NE 25TH ST
13	891710	0180	06/25/01	305000	1650	460	8	1974	4	16411	N	N	2320 185TH PL NE
13	856302	0170	07/26/01	320000	1650	0	8	1967	4	9500	N	N	18118 NE 23RD ST
13	542257	0120	09/18/01	265000	1650	0	8	1979	3	5500	N	N	15833 NE 59TH WY
13	542256	0990	07/26/02	272500	1650	0	8	1977	3	5250	Y	N	15712 NE 65TH ST
13	226000	0050	10/23/02	353900	1660	0	8	1977	4	12477	N	N	17422 NE 35TH PL
13	752680	0110	01/25/01	370000	1670	1610	8	1975	4	9184	Y	N	3318 181ST PL NE
13	226000	0130	11/13/01	316500	1670	530	8	1976	4	9375	N	N	17416 NE 34TH ST
13	388230	0010	08/07/02	316000	1670	0	8	1982	3	11491	N	N	5606 154TH AV NE
13	752680	0050	04/10/01	347000	1690	960	8	1975	4	9316	N	N	3321 181ST PL NE
13	753990	0080	07/22/02	439000	1700	1080	8	1977	4	12800	N	N	17501 NE 33RD PL
13	131300	0130	06/22/01	376000	1710	530	8	1968	3	10560	Y	N	17617 NE 29TH ST
13	131300	0470	10/10/02	325000	1710	450	8	1967	3	6760	N	N	2803 178TH AV NE
13	856300	0530	08/15/01	347900	1710	0	8	1966	4	8140	N	N	1512 177TH AV NE
13	542256	0530	02/05/01	244000	1710	0	8	1977	3	5500	N	N	6560 159TH AV NE
13	542257	0530	08/15/02	277000	1710	0	8	1978	3	9170	N	N	6324 159TH WY NE
13	542257	0360	03/22/01	241500	1710	0	8	1979	3	4500	N	N	5914 158TH WY NE
13	542257	0560	03/12/01	247900	1720	0	8	1978	3	5250	N	N	6219 159TH WY NE

***Improved Sales Used in this Annual Update Analysis***  
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**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	542257	0520	05/30/02	275000	1720	0	8	1978	4	6960	N	N	6316 159TH PL NE
13	178683	0160	06/05/02	337950	1740	350	8	1980	3	11700	N	N	16864 NE 42ND CT
13	856305	0430	10/09/01	345000	1740	0	8	1968	4	7350	N	N	18522 NE 20TH PL
13	131300	0640	09/19/01	305000	1740	0	8	1968	4	7700	N	N	17921 NE 27TH ST
13	856305	0270	11/11/02	410000	1750	700	8	1972	4	8100	N	N	18311 NE 20TH ST
13	542256	0930	11/21/02	260000	1750	0	8	1977	3	3900	N	N	6525 159TH AV NE
13	542256	0450	02/27/01	262500	1750	0	8	1977	3	4896	N	N	6510 159TH AV NE
13	252505	9077	05/17/01	330000	1760	800	8	1976	4	12100	N	N	17323 NE 24TH ST
13	106620	0380	07/09/02	305000	1760	0	8	1968	4	10400	N	N	1028 179TH PL NE
13	505680	0290	02/26/01	307000	1770	700	8	1968	4	8500	N	N	17405 NE 19TH PL
13	856301	0690	09/18/01	400000	1780	990	8	1973	4	15180	N	N	1049 185TH AV NE
13	103640	0100	07/16/02	369000	1780	580	8	1973	4	13500	N	N	2407 178TH AV NE
13	856293	0550	10/17/02	325000	1780	650	8	1978	3	11700	N	N	4842 159TH AV NE
13	856306	0040	03/05/01	299000	1780	0	8	1972	4	12035	N	N	2302 186TH AV NE
13	856293	0020	03/12/02	315000	1780	0	8	1977	3	9632	N	N	5031 158TH AV NE
13	896500	0030	07/23/01	315000	1780	0	8	1967	4	9760	N	N	3316 179TH AV NE
13	106620	0070	10/12/01	287500	1780	0	8	1969	4	9840	N	N	17800 NE 12TH ST
13	856302	0410	02/21/02	345000	1790	0	8	1965	5	12500	N	N	2011 182ND AV NE
13	856305	0160	12/12/02	309000	1790	0	8	1969	4	7725	N	N	18316 NE 21ST ST
13	752510	0280	05/18/01	219500	1790	0	8	1968	3	2240	N	N	2614 175TH AV NE
13	864430	0280	03/13/01	289900	1800	450	8	1978	3	16223	N	N	17601 NE 31ST PL
13	752510	0470	12/19/02	230000	1800	0	8	1968	3	2560	N	N	2627 175TH AV NE
13	752510	0330	11/19/01	202000	1800	0	8	1968	3	2240	N	N	2626 175TH AV NE
13	856305	0560	07/26/01	345000	1810	0	8	1969	4	9856	N	N	1905 186TH AV NE
13	856305	0220	11/08/01	310000	1810	0	8	1969	4	7812	N	N	18311 NE 21ST ST
13	131300	0670	04/05/01	274900	1810	0	8	1967	3	12036	N	N	17829 NE 27TH ST
13	752521	1210	11/25/02	239000	1810	0	8	1978	4	3168	N	N	2721 174TH AV NE
13	178683	0170	08/03/01	285000	1820	0	8	1981	3	10275	N	N	16872 NE 42ND CT
13	752510	0400	05/16/01	212000	1850	0	8	1968	3	2727	N	N	17406 NE 27TH ST
13	106630	0140	10/31/01	284950	1860	0	8	1967	3	10000	N	N	1109 174TH AV NE
13	810040	0130	04/17/01	325000	1870	0	8	1988	3	10462	N	N	17207 NE 32ND ST

***Improved Sales Used in this Annual Update Analysis***  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	752521	1430	11/13/01	222500	1870	0	8	1979	4	2924	N	N	2617 174TH AV NE
13	896500	0230	06/10/02	329000	1880	0	8	1967	4	17250	N	N	17816 NE 33RD ST
13	437670	0380	04/25/01	299950	1890	0	8	1968	4	9225	N	N	18128 NE 30TH ST
13	178683	0080	02/15/01	295000	1900	0	8	1981	3	15000	N	N	16609 NE 42ND CT
13	025990	0110	01/18/01	332161	1910	0	8	2000	3	3380	N	N	17306 NE 25TH CT
13	025990	0120	03/13/01	333297	1910	0	8	2001	3	3376	N	N	17315 NE 25TH WY
13	025990	0240	05/30/01	365440	1910	0	8	2001	3	3851	N	N	17230 NE 25TH WY
13	025990	0060	03/29/01	325936	1910	0	8	2001	3	3408	N	N	2492 173RD PL NE
13	025990	0060	07/30/02	356000	1910	0	8	2001	3	3408	N	N	2493 173RD PL NE
13	106600	0620	05/07/02	312000	1910	0	8	1962	4	10200	N	N	964 177TH AV NE
13	025990	0320	06/21/01	330000	1913	0	8	2001	3	3427	N	N	17233 NE 25TH WY
13	856301	0410	02/27/01	277500	1930	0	8	1966	4	8364	N	N	1615 180TH AV NE
13	856308	0200	12/16/02	550000	1940	1430	8	1977	4	15000	Y	N	1636 185TH AV NE
13	103600	0220	11/20/02	329000	1940	0	8	1968	3	8900	N	N	18204 NE 27TH ST
13	025990	0190	12/20/01	400000	1950	820	8	2001	3	3678	N	N	17300 NE 25TH WY
13	025990	0180	07/26/01	422998	1950	820	8	2001	3	3386	N	N	17308 NE 25TH WY
13	025990	0440	04/10/01	335752	1950	0	8	2001	3	4506	N	N	2462 172ND AV NE
13	025990	0430	08/24/01	357763	1950	0	8	2001	3	4079	N	N	2465 173RD PL NE
13	752510	0100	01/18/01	234900	1950	0	8	1968	3	3167	N	N	2514 175TH AV NE
13	025990	0250	01/10/01	434015	1960	0	8	2001	3	4900	N	N	17226 NE 25TH WY
13	025990	0250	01/28/02	425000	1960	0	8	2001	3	4900	N	N	17226 NE 25TH WY
13	025990	0210	03/19/01	390532	1960	0	8	2001	3	3684	N	N	17246 NE 25TH WY
13	025990	0150	08/22/01	412660	1970	810	8	2001	3	3330	N	N	2460 173RD PL NE
13	025990	0160	08/29/01	401795	1970	810	8	2001	3	3330	N	N	17320 NE 25TH WY
13	025990	0170	07/18/01	396856	1970	810	8	2001	3	3555	N	N	17314 NE 25TH WY
13	025990	0220	06/20/01	418478	1970	800	8	2001	3	3720	N	N	17240 NE 25TH WY
13	025990	0230	06/27/01	419333	1970	800	8	2001	3	3798	N	N	17240 NE 25TH WY
13	279040	0420	09/11/02	345000	1980	0	8	1975	3	15600	N	N	18519 NE 25TH ST
13	856303	0510	07/08/02	392500	1980	0	8	1966	4	10125	N	N	1606 184TH AV NE
13	752521	0070	05/25/01	222500	1980	0	8	1978	4	3120	N	N	2526 174TH AV NE
13	752510	0390	05/13/02	263000	1980	0	8	1968	3	2632	N	N	17408 NE 27TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	392010	0130	05/07/02	315000	1990	0	8	1969	4	12467	N	N	2316 184TH AV NE
13	313610	0040	05/17/02	315000	1990	0	8	1978	4	8100	N	N	3627 175TH CT NE
13	856300	0040	08/09/01	314000	1990	0	8	1966	4	10200	N	N	17623 NE 13TH ST
13	752521	0430	08/27/01	282500	1990	0	8	1978	4	3437	N	N	2732 174TH AV NE
13	752521	0270	11/07/02	239500	1990	0	8	1978	4	2750	N	N	2626 174TH AV NE
13	505680	0050	08/24/01	352000	2000	300	8	1974	3	10260	N	N	17331 NE 18TH PL
13	106600	0470	03/22/01	285000	2000	0	8	1961	4	11400	N	N	922 178TH AV NE
13	106600	0470	08/13/02	325000	2000	0	8	1961	4	11400	N	N	922 178TH AV NE
13	131300	0380	06/12/02	358950	2000	0	8	1967	3	9600	N	N	2823 179TH AV NE
13	178683	0010	08/23/02	406500	2010	1260	8	1981	3	15000	N	N	16877 NE 42ND CT
13	856304	0150	09/05/02	340000	2010	0	8	1967	4	8800	N	N	2020 183RD AV NE
13	279041	0070	03/27/01	370000	2020	990	8	1978	3	14000	N	N	18402 NE 27TH WY
13	142505	9149	06/18/02	315000	2020	0	8	1976	4	11325	N	N	16215 NE 51ST ST
13	752510	0020	01/08/01	229500	2020	0	8	1968	3	2561	N	N	2406 175TH AV NE
13	856301	0460	07/13/01	348000	2030	0	8	1965	4	10036	N	N	1204 180TH PL NE
13	856300	1340	02/28/02	250000	2030	0	8	1965	4	8400	N	N	1438 179TH PL NE
13	856300	1340	08/22/02	375000	2030	0	8	1965	4	8400	N	N	1438 179TH PL NE
13	856301	0200	06/25/02	395000	2040	0	8	1967	4	7725	N	N	1926 180TH AV NE
13	403980	0010	07/17/01	378000	2050	0	8	1980	3	19599	Y	N	605 175TH PL NE
13	810040	0170	09/06/02	340000	2050	0	8	1987	3	11454	N	N	3215 173RD AV NE
13	339530	0380	06/04/02	310000	2060	0	8	1977	3	9180	N	N	4306 171ST AV NE
13	103640	0240	03/23/01	350000	2070	0	8	1973	4	12500	N	N	2428 179TH AV NE
13	542256	0560	12/03/01	249950	2070	0	8	1978	3	7020	N	N	6616 159TH AV NE
13	313410	0142	04/25/01	337500	2080	0	8	1985	3	11450	N	N	17256 NE 36TH ST
13	103600	0370	09/19/02	350000	2080	0	8	1967	4	7920	N	N	18117 NE 27TH ST
13	856305	0020	12/05/01	365000	2090	630	8	1972	4	11440	N	N	2006 186TH AV NE
13	226000	0430	10/02/01	300000	2110	0	8	1975	4	9750	N	N	3512 175TH AV NE
13	313410	0140	12/02/02	310000	2120	0	8	1987	3	9055	N	N	17436 NE 38TH ST
13	106630	0310	09/21/01	315000	2120	0	8	1967	4	9775	N	N	17404 NE 11TH ST
13	542257	0400	04/25/01	249500	2120	0	8	1978	4	6858	N	N	6020 158TH WY NE
13	106600	0020	09/11/01	349950	2130	0	8	1969	4	9840	N	N	17702 NE 12TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	106600	0020	10/25/02	419500	2130	0	8	1969	4	9840	N	N	17702 NE 12TH ST
13	143760	0290	09/24/02	389000	2140	0	8	1974	4	13800	N	N	2107 187TH AV NE
13	437670	0390	01/17/01	272500	2140	0	8	1968	4	9225	N	N	18122 NE 30TH ST
13	306620	0130	09/18/02	319000	2150	0	8	1979	3	8881	N	N	16611 NE 48TH CT
13	856305	0310	10/29/02	348000	2150	0	8	1968	4	7500	N	N	2020 184TH AV NE
13	025990	0130	03/19/01	361485	2180	0	8	2001	3	4375	N	N	17310 NE 25TH CT
13	025990	0200	03/23/01	378480	2180	0	8	2001	3	3757	N	N	17252 NE 25TH WY
13	542256	0080	06/22/01	260000	2210	0	8	1977	3	8400	N	N	6304 156TH PL NE
13	313410	0155	09/18/01	349000	2220	0	8	1987	3	9056	N	N	17430 NE 38TH ST
13	306620	0210	10/11/01	335000	2230	0	8	1966	3	16830	N	N	16631 NE 48TH ST
13	025990	0020	03/21/01	449950	2240	0	8	2000	3	3842	N	N	22466 173RD PL NE
13	025990	0450	01/23/01	406403	2240	0	8	2001	3	4505	N	N	2456 172ND AV NE
13	025990	0340	02/21/01	401742	2240	0	8	2001	3	3569	N	N	17245 NE 25TH WY
13	025990	0410	02/12/01	410537	2240	0	8	2001	3	4227	N	N	2477 173RD PL SE
13	152355	0460	05/30/01	343000	2240	0	8	1992	3	4005	N	N	17438 NE 28TH ST
13	025990	0280	07/24/01	341000	2250	0	8	2001	3	4355	N	N	17225 NE 25TH CT
13	025990	0010	07/27/01	324903	2250	0	8	2001	3	3934	N	N	2460 173RD PL NE
13	437670	0630	03/05/02	422500	2250	0	8	1973	4	10230	Y	N	18108 NE 31ST ST
13	505680	0170	04/03/01	364000	2260	0	8	1968	4	7500	N	N	17400 NE 19TH PL
13	505680	0200	01/08/02	302950	2260	0	8	1968	4	7500	N	N	17312 NE 19TH PL
13	856316	0090	07/18/02	333000	2270	0	8	1977	4	8800	N	N	1208 175TH PL NE
13	306620	0360	11/27/01	357500	2280	0	8	1979	3	10850	N	N	16500 NE 48TH ST
13	856302	0210	11/13/02	375000	2280	0	8	1966	4	8856	N	N	18105 NE 23RD ST
13	306620	0250	11/11/02	361000	2280	0	8	1979	4	8424	N	N	16642 NE 48TH ST
13	025990	0460	07/29/01	399850	2290	0	8	2001	3	5921	N	N	2450 172ND AV NE
13	025990	0420	03/27/01	384506	2290	0	8	2001	3	4225	N	N	2471 173RD PL NE
13	856308	0210	06/04/02	600000	2300	1330	8	1973	4	14304	Y	N	1648 185TH AV NE
13	025990	0290	02/21/01	387995	2300	0	8	2000	3	3500	N	N	17231 NE 25TH CT
13	252505	9169	10/02/01	304500	2310	0	8	1977	4	14022	N	N	17339 NE 24TH ST
13	856293	0260	09/21/01	356000	2310	0	8	1978	4	8000	N	N	15822 NE 46TH CT
13	752510	0340	05/03/01	262600	2310	0	8	1968	3	2560	N	N	2628 175TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	856305	0030	08/20/02	397500	2320	0	8	1972	5	11440	N	N	2010 186TH AV NE
13	152355	0250	05/22/01	352000	2330	0	8	1992	3	4114	N	N	2920 173RD CT NE
13	152355	0220	05/21/02	367000	2330	0	8	1992	3	4160	N	N	3004 173RD CT NE
13	178683	0020	06/28/02	315000	2340	0	8	1981	3	25000	N	N	16865 NE 42ND CT
13	752557	0030	08/20/02	401000	2350	0	8	1984	3	9684	N	N	4315 170TH CT NE
13	856316	0100	06/13/01	360000	2360	0	8	1977	4	9000	N	N	1212 175TH PL NE
13	856303	0370	04/15/02	395000	2370	0	8	1972	4	11500	N	N	1846 184TH AV NE
13	943530	0060	12/10/01	392000	2370	0	8	2001	3	8612	N	N	15516 NE 61ST CT
13	306260	0140	07/31/01	326000	2400	0	8	1970	5	9600	N	N	3202 175TH CT NE
13	856293	0270	07/09/01	352000	2400	0	8	1978	3	8500	N	N	15816 NE 46TH CT
13	752557	0130	10/09/01	430000	2410	0	8	1985	3	9414	N	N	4208 170TH CT NE
13	856304	0040	08/17/01	418000	2420	0	8	1966	4	7875	N	N	2017 183RD AV NE
13	025990	0140	12/05/01	403000	2490	0	8	2001	3	3500	N	N	17327 NE 25TH WY
13	313410	0126	12/21/01	339000	2490	0	8	1989	3	10400	N	N	17525 NE 36TH ST
13	131300	0210	03/06/01	355000	2500	0	8	1966	3	8400	N	N	17705 NE 29TH ST
13	856293	0560	06/07/01	357950	2520	0	8	1977	3	11700	N	N	15802 NE 49TH ST
13	856300	1500	08/09/01	380000	2520	0	8	1967	4	8670	N	N	17930 NE 13TH ST
13	856300	1020	03/22/01	374500	2520	0	8	1966	4	8175	N	N	1342 179TH AV NE
13	891710	0135	07/19/01	450000	2530	650	8	1979	3	21600	Y	N	18715 NE 24TH ST
13	131300	0260	03/02/01	475000	2560	1550	8	1979	3	14840	N	N	2802 177TH AV NE
13	437670	0620	03/01/01	415000	2580	0	8	1973	4	9620	Y	N	18112 NE 31ST ST
13	437680	0090	11/27/02	398000	2600	0	8	1973	3	10125	N	N	18312 NE 28TH ST
13	856301	0230	07/26/02	377000	2610	0	8	1965	4	7520	N	N	1903 180TH AV NE
13	752510	0420	11/08/01	260000	2630	0	8	1968	3	3350	N	N	17402 NE 27TH ST
13	752510	0300	04/10/02	260500	2630	0	8	1968	3	3040	N	N	2620 175TH AV NE
13	313410	0045	03/21/01	475000	2700	0	8	1995	3	10245	N	N	3417 180TH AV NE
13	026701	0050	04/22/02	325000	2820	0	8	1976	3	7725	N	N	1918 177TH AV NE
13	730910	0460	01/22/02	323000	2820	0	8	1975	3	6000	N	N	16637 NE 46TH ST
13	178683	0030	05/23/01	389000	2860	0	8	1980	3	12480	N	N	16853 NE 42ND CT
13	856304	0100	07/09/02	480000	2870	0	8	1974	4	8610	N	N	18209 NE 21ST ST
13	800850	0050	10/01/02	450000	2990	0	8	1977	3	12060	N	N	2318 183RD CT NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	313410	0118	11/19/02	501000	3080	0	8	2001	3	11696	N	N	3520 172ND AV NE
13	435890	0060	12/23/02	460000	3120	0	8	1984	3	10081	N	N	17019 NE 40TH CT
13	252505	9172	06/25/01	387000	3190	0	8	1979	3	12196	N	N	17769 NE 24TH ST
13	438860	0030	05/15/01	370000	3220	0	8	1972	4	9603	Y	N	17217 NE 42ND ST
13	856303	0030	08/20/02	350000	1190	1440	9	1969	4	7875	N	N	1519 184TH AV NE
13	856301	0800	05/25/01	344000	1330	1220	9	1976	4	12120	Y	N	1356 184TH AV NE
13	856307	0210	03/30/01	555000	1590	1590	9	1973	3	13335	Y	N	1429 185TH AV NE
13	106610	0430	11/26/02	405000	1630	920	9	1979	3	14400	Y	N	910 179TH CT NE
13	026702	0080	11/13/01	408000	1640	910	9	1976	4	11288	N	N	2210 177TH PL NE
13	752690	0140	06/25/01	390000	1660	830	9	1975	4	22939	Y	N	505 177TH LN NE
13	336940	0180	11/28/01	379900	1740	1020	9	1978	4	10000	N	N	17404 NE 31ST CT
13	856307	0030	10/11/01	315000	1740	0	9	1975	4	13750	N	N	1673 185TH AV NE
13	336940	0110	06/15/01	425000	1750	1630	9	1978	3	10000	N	N	17532 NE 31ST CT
13	894150	0030	06/24/02	378000	1750	470	9	1977	3	12705	Y	N	18933 NE 20TH CT
13	856307	0290	06/24/02	450000	1830	870	9	1997	3	15000	N	N	1231 185TH AV NE
13	336940	0050	08/20/02	335000	1850	440	9	1978	3	11097	N	N	17411 NE 31ST CT
13	932970	0030	07/15/02	435000	1930	770	9	1984	4	10646	N	N	1880 179TH PL NE
13	336940	0160	12/18/02	443000	1940	1880	9	1978	3	10323	N	N	17420 NE 31ST CT
13	144285	0240	01/24/02	455000	1970	870	9	1981	3	8470	N	N	16717 NE 41ST ST
13	743150	0243	02/21/02	611500	2010	1910	9	1977	4	19750	Y	N	18525 NE 15TH PL
13	856300	1630	07/02/01	378000	2030	0	9	1965	4	10304	N	N	1454 180TH AV NE
13	856302	0010	06/17/02	442500	2040	0	9	1973	5	8400	N	N	2002 182ND AV NE
13	131300	0760	03/25/02	360000	2050	0	9	1991	3	11560	N	N	17621 NE 27TH ST
13	306620	0680	09/19/01	450000	2070	1520	9	1980	4	9775	N	N	16323 NE 46TH ST
13	743150	0242	01/16/02	485000	2090	1630	9	1977	4	19751	Y	N	1270 185TH AV NE
13	152355	0100	11/22/02	460000	2170	820	9	1999	3	4412	N	N	2939 173RD PL NE
13	152356	0020	02/02/01	384000	2190	0	9	2000	3	6007	N	N	3017 172ND CT NE
13	233180	0040	04/23/02	361500	2200	0	9	1990	3	6763	N	N	5032 NE 157TH CT
13	233180	0100	07/12/01	375000	2200	0	9	1990	3	6086	N	N	5001 NE 157TH CT
13	773210	0140	10/08/01	425000	2240	0	9	1988	3	10060	N	N	15625 NE 61ST CT
13	336940	0010	09/04/01	390000	2250	0	9	1978	4	12180	N	N	17305 NE 31ST CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	152356	0100	11/26/02	425000	2260	0	9	1999	3	5602	N	N	3002 172ND CT NE
13	252505	9192	04/02/01	399000	2280	0	9	1989	3	15998	N	N	1825 173RD AV NE
13	932970	0120	09/04/01	385000	2280	0	9	1986	4	11789	N	N	1875 179TH PL NE
13	142505	9182	05/14/02	415750	2310	0	9	1989	3	10776	N	N	5020 159TH CT NE
13	132505	9098	04/12/02	421000	2320	0	9	1996	3	9376	N	N	4016 172ND AV NE
13	144285	0270	02/06/02	475000	2320	0	9	1980	3	11000	N	N	4045 168TH AV NE
13	252505	9196	01/18/01	503000	2330	2220	9	1998	3	7715	N	N	820 173RD AV NE
13	279041	0210	06/27/02	382500	2390	0	9	1977	3	11900	N	N	18406 NE 26TH WY
13	856308	0010	02/08/01	343000	2420	0	9	1979	4	10070	Y	N	18516 NE 15TH PL
13	856301	0470	02/13/01	349500	2420	0	9	2002	3	8960	N	N	1210 180TH PL NE
13	306620	0209	01/10/01	454500	2440	0	9	1998	3	9000	N	N	16560 NE 48TH CT
13	144285	0210	06/14/01	394500	2460	0	9	1981	3	8910	N	N	16631 NE 41ST ST
13	144285	0180	06/29/01	335000	2500	0	9	1984	4	11050	N	N	16538 NE 41ST ST
13	943530	0220	04/27/01	456990	2520	0	9	2000	3	8249	N	N	15522 NE 61ST CT
13	943530	0224	04/25/01	459990	2520	0	9	2000	3	8262	N	N	15521 NE 61ST CT
13	306620	0550	01/26/01	415000	2530	0	9	1950	4	24940	Y	N	16376 NE 44TH CT
13	132505	9096	01/17/02	379950	2550	0	9	1989	3	10604	N	N	4221 WEST LAKE SAMMAMISH PW NE
13	932960	0240	05/10/01	425000	2550	0	9	1985	3	12020	N	N	2015 179TH CT NE
13	144285	0060	09/24/01	467000	2630	0	9	1980	3	13320	Y	N	4048 168TH AV NE
13	856301	0060	10/14/02	462000	2650	1320	9	1972	5	8480	N	N	1632 180TH AV NE
13	306620	0690	08/27/01	539950	2730	0	9	1982	4	9900	Y	N	16331 NE 46TH ST
13	519642	0390	04/20/01	519000	2740	0	9	1996	3	12316	N	N	16609 NE 50TH WY
13	142505	9150	04/23/02	575000	2770	0	9	1988	3	43560	N	N	16007 NE 51ST ST
13	932970	0130	01/25/02	422000	2865	0	9	1984	4	13127	N	N	1845 179TH PL NE
13	891710	0207	05/30/02	371500	3030	0	9	1990	3	11570	N	N	18219 NE 24TH ST
13	144285	0070	11/08/01	450000	3050	0	9	1980	3	17500	Y	N	4056 168TH AV NE
13	555630	0102	09/05/01	595000	3110	830	9	1992	3	10360	N	N	4037 168TH AV NE
13	414165	0260	05/30/01	608000	3120	0	9	1987	3	14400	Y	N	1715 187TH AV NE
13	403980	0160	02/22/02	488000	3120	0	9	1978	3	20505	Y	N	411 WEST LAKE SAMMAMISH PW NE
13	752690	0090	07/20/01	525000	2230	1190	10	1975	4	17255	Y	N	747 177TH LN NE
13	313410	0074	12/28/01	420000	2300	0	10	1989	3	20315	N	N	17602 NE 35TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	192506	9211	11/22/02	750000	2390	2490	10	2001	3	10541	Y	N	18338 NE 28TH ST
13	192506	9210	10/23/02	935000	2450	2530	10	2001	3	9416	Y	N	18334 NE 28TH ST
13	519641	0160	02/13/01	539000	2500	0	10	1990	3	18056	N	N	4908 162ND CT NE
13	519640	0090	06/21/02	533000	2570	0	10	1988	3	9632	Y	N	5052 164TH CT NE
13	721232	0040	09/17/02	435000	2580	0	10	1983	3	12944	N	N	2505 176TH CT NE
13	252505	9045	09/16/02	420000	2590	0	10	1990	3	10198	N	N	2320 175TH CT NE
13	519640	0210	10/07/02	530000	2600	0	10	1989	3	10778	Y	N	16359 NE 50TH ST
13	152355	0210	03/19/02	458000	2750	540	10	1998	3	4160	N	N	3012 173RD CT NE
13	856307	0220	05/06/02	650000	2790	0	10	1986	3	11439	Y	N	1419 185TH AV NE
13	519641	0280	06/18/02	527500	2840	0	10	1990	3	9000	N	N	5008 162ND AV NE
13	666660	0040	08/14/01	585000	2920	900	10	1997	3	13492	N	N	17216 NE 26TH CT
13	666660	0130	02/08/01	540000	3030	0	10	1997	3	12005	N	N	17217 NE 26TH CT
13	721232	0110	03/27/02	489750	3030	0	10	1983	3	12011	N	N	2502 176TH CT NE
13	519642	0250	07/20/01	590000	3040	0	10	1995	3	9369	N	N	16519 NE 50TH WY
13	519690	0100	08/20/02	565000	3080	0	10	1992	3	9705	Y	N	16119 NE 58TH CT
13	519642	0020	12/10/01	573000	3190	0	10	1994	3	8850	N	N	16602 NE 50TH WY
13	519640	0180	05/23/01	596000	3190	0	10	1989	3	11040	N	N	16335 NE 50TH ST
13	016190	0040	12/10/02	470000	3200	0	10	1989	3	9050	N	N	16132 NE 41ST CT
13	519642	0240	11/26/01	725000	3210	800	10	1995	3	9371	Y	N	16509 NE 50TH WY
13	519690	0120	07/16/02	575000	3250	0	10	1993	3	10992	N	N	16135 NE 58TH CT
13	519642	0140	07/17/01	639000	3280	0	10	1995	3	9443	N	N	16302 NE 50TH WY
13	519642	0030	06/14/02	620000	3290	0	10	1994	3	9865	N	N	16528 NE 50TH WY
13	689100	0010	06/18/01	620000	3300	0	10	1998	3	9525	N	N	16134 NE 44TH CT
13	689100	0080	02/27/01	585000	3320	0	10	1998	3	9109	N	N	16014 NE 44TH CT
13	519642	0330	08/19/02	674000	3380	0	10	1997	3	12716	N	N	4926 166TH CT NE
13	519642	0150	10/29/02	668000	3430	0	10	1994	3	8962	N	N	4903 163RD AV NE
13	519642	0270	07/08/02	657000	3780	0	10	1996	3	11674	N	N	4963 166TH CT NE
13	141990	0040	01/24/01	825000	3980	0	10	2000	3	11566	N	N	4023 173RD CT NE
13	141990	0040	12/24/02	750000	3980	0	10	2000	3	11566	N	N	4023 173RD CT NE
13	689100	0150	10/02/02	720000	4080	0	10	1998	3	9875	N	N	16133 NE 44TH CT
13	141990	0020	09/25/01	780000	4150	0	10	2001	3	8474	Y	N	4018 173RD CT NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	141990	0010	01/02/01	896592	4310	0	10	2000	3	8493	Y	N	4012 173RD CT NE
13	141990	0050	08/07/01	840000	4320	0	10	2001	3	8754	N	N	4017 173RD CT NE
13	141990	0060	02/01/02	777000	4320	0	10	2001	3	8953	Y	N	4011 173RD CT NE
13	242330	0060	01/25/01	749000	4750	0	10	1996	3	17424	N	N	16217 NE 44TH CT
13	131310	0150	05/29/02	650000	2501	1240	11	1991	3	8400	Y	N	2608 176TH PL NE
13	856308	0240	01/29/01	650000	3480	1200	11	1992	3	15750	Y	N	1828 185TH AV NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
12	001120	0200	07/18/02	50219	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
12	001120	0330	02/14/01	228235	QUIT CLAIM DEED; STATEMENT TO DOR
12	066235	0010	02/08/02	540000	RELOCATION - SALE BY SERVICE
12	066235	0010	02/07/02	540000	RELOCATION - SALE TO SERVICE
12	066235	0130	08/22/02	122240	PARTIAL INTEREST (103, 102, Etc.); AND DORRatio
12	127700	0170	01/07/02	555000	RELOCATION - SALE BY SERVICE
12	127700	0170	01/04/02	555000	RELOCATION - SALE TO SERVICE
12	127700	0270	09/13/02	323000	RELOCATION - SALE TO SERVICE
12	127700	0290	04/29/02	500000	Relocation
12	156080	0100	12/04/01	4667	RELATED PARTY, FRIEND, NEIGHBOR; AND DORRatio
12	156080	0470	07/03/02	230000	Diagnostic Outlier
12	156220	0180	03/29/01	358000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	156220	0290	06/19/01	62992	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	194490	0240	11/14/02	110000	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
12	261920	0010	08/09/01	48000	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
12	261920	0010	07/13/02	61196	STATEMENT TO DOR DORRatio
12	262505	9270	07/16/02	769800	0 %Compl ActivePermitBeforeSale>25K
12	329820	0550	09/13/02	84099	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
12	329820	0940	08/17/02	47551	QUIT CLAIM DEED DORRatio
12	329820	1450	09/24/02	39839	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
12	329830	0500	09/27/02	210000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	363100	0150	04/12/01	175000	QUIT CLAIM DEED
12	403770	0090	05/31/02	240000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	403770	0110	12/04/01	294000	RELOCATION - SALE BY SERVICE
12	403770	0110	09/28/01	294000	RELOCATION - SALE TO SERVICE
12	403770	0205	03/28/01	210000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	403770	0290	06/25/01	34802	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
12	403780	0045	08/29/01	238000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	403780	0080	06/24/02	267100	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
12	403800	0115	01/21/01	113500	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
12	403800	0165	03/27/02	277000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	403820	0150	10/02/01	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	403820	0940	05/29/02	252000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	403850	0470	04/09/02	150000	Diagnostic Outlier
12	403850	0770	01/17/01	220000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	403870	0280	02/26/01	20957	STATEMENT TO DOR DORRatio
12	403870	0360	07/23/01	191250	STATEMENT TO DOR
12	403900	0300	06/03/02	200000	QUESTIONABLE PER SALES IDENTIFICATION
12	403970	1290	10/03/01	399000	Relocation
12	404020	0230	07/11/01	315000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	404040	0100	09/07/02	50000	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
12	404040	0270	10/15/02	251000	BANKRUPTCY - RECEIVER OR TRUSTEE
12	404040	0270	04/26/02	232475	EXEMPT FROM EXCISE TAX
12	404060	0350	03/25/01	64000	0 DORRatio
12	417830	0410	05/03/01	515000	RELOCATION - SALE BY SERVICE

***Improved Sales Removed from this Annual Update Analysis***

**Area 91**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
12	417830	0410	04/06/01	515000	RELOCATION - SALE TO SERVICE
12	691872	0220	12/28/02	240000	Diagnostic Outlier
12	807830	0090	10/04/02	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	885732	0200	12/05/02	255000	RELATED PARTY, FRIEND, OR NEIGHBOR
13	016190	0100	12/17/02	485000	RELOCATION - SALE BY SERVICE
13	016190	0100	12/17/02	485000	RELOCATION - SALE TO SERVICE
13	026700	0180	11/04/02	415000	Diagnostic Outlier
13	106600	0100	12/23/02	312000	0 UnFinArea
13	131300	0150	07/30/02	349000	Relocation
13	142505	9088	04/20/01	396000	Poor Condition
13	142505	9159	03/21/01	346000	0 Obsol
13	143760	0040	02/25/02	219490	Diagnostic Outlier
13	160480	0150	12/06/02	725000	0 %Compl ActivePermitBeforeSale>25K
13	182800	0710	01/28/02	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
13	182800	1180	12/26/01	240000	EXEMPT FROM EXCISE TAX
13	215500	0080	05/10/02	148372	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
13	215500	0430	07/20/01	225500	Relocation
13	215500	0510	06/30/02	5000	GOV AGENCY; ESMENT OR RIGHT-OF-WAY DORRatio
13	215500	0520	09/10/02	8000	GOV AGENCY; EXEMPT FROM EXCISE TAX DORRatio
13	226000	0410	07/26/02	42021	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
13	279041	0310	01/07/02	380000	RELOCATION - SALE BY SERVICE
13	279041	0310	11/09/01	380000	RELOCATION - SALE TO SERVICE
13	306620	0590	01/08/02	338000	RELOCATION - SALE BY SERVICE
13	306620	0590	12/27/01	338000	RELOCATION - SALE TO SERVICE
13	313410	0118	08/02/01	190000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
13	313410	0118	05/25/01	186452	EXEMPT FROM EXCISE TAX DORRatio
13	313410	0127	11/01/01	335750	Diagnostic Outlier
13	313410	0129	04/11/02	250000	RELOCATION - SALE BY SERVICE
13	313410	0129	03/12/02	250000	RELOCATION - SALE TO SERVICE
13	313410	0145	03/19/02	79200	0 DORRatio
13	327576	0070	05/29/01	267000	0 UnFinArea
13	388231	0240	12/23/02	64983	0 DORRatio
13	414165	0220	01/09/02	170000	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
13	435890	0040	05/04/01	398000	Diagnostic Outlier
13	437700	0110	06/20/02	348000	RELOCATION - SALE BY SERVICE
13	437700	0110	05/29/02	348000	RELOCATION - SALE TO SERVICE
13	505680	0010	01/17/02	255000	BANKRUPTCY - RECEIVER OR TRUSTEE
13	505680	0210	05/30/02	289950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	505680	0270	07/01/02	325000	QUESTIONABLE PER SALES IDENTIFICATION
13	505680	0340	06/06/02	400000	Diagnostic Outlier
13	505680	0360	12/28/01	225000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	519640	0290	10/29/01	69595	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
13	519642	0330	07/19/02	674000	Relocation
13	542256	0120	06/20/01	252000	RELOCATION - SALE BY SERVICE
13	542256	0120	06/14/01	252000	RELOCATION - SALE TO SERVICE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
13	542256	0220	06/10/02	52525	QUIT CLAIM DEED DORRatio
13	542256	0550	11/04/02	277500	0 UnFinArea
13	542256	0720	01/05/01	245000	0 UnFinArea
13	542257	0300	07/02/01	276000	0 UnFinArea
13	542257	0300	05/09/02	299342	0 UnFinArea
13	743150	0243	12/19/01	563750	QUESTIONABLE PER SALES IDENTIFICATION
13	743150	0299	11/14/01	349500	CORPORATE AFFILIATES
13	752557	0210	04/22/02	679000	Poor Condition
13	752680	0080	10/03/01	365000	RELATED PARTY, FRIEND, OR NEIGHBOR
13	773210	0030	09/20/01	399950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	773210	0050	07/30/02	225000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
13	800850	0050	02/26/01	315000	BANKRUPTCY - RECEIVER OR TRUSTEE
13	810040	0050	11/21/01	150000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
13	810040	0170	08/30/02	340000	Relocation
13	856300	0030	08/22/02	305000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	856300	0350	02/08/02	366062	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	856301	0650	06/13/01	649500	Diagnostic Outlier
13	856301	0660	06/28/02	417500	0 ActivePermitBeforeSale>25K
13	856302	0220	11/19/02	310000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	856305	0440	02/23/01	247500	BANKRUPTCY - RECEIVER OR TRUSTEE
13	856307	0050	01/09/02	550000	0 Obsol
13	891710	0136	04/26/01	420000	Diagnostic Outlier
13	894120	0010	10/25/01	143306	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
13	932960	0070	09/20/01	409000	RELOCATION - SALE BY SERVICE
13	932960	0070	09/04/01	409000	RELOCATION - SALE TO SERVICE
13	932960	0170	04/01/02	485000	Diagnostic Outlier
13	943530	0061	08/15/02	415000	BANKRUPTCY - RECEIVER OR TRUSTEE
13	943530	0062	08/26/02	420000	BANKRUPTCY - RECEIVER OR TRUSTEE
13	943530	0064	08/07/02	425000	BANKRUPTCY - RECEIVER OR TRUSTEE
13	943530	0066	11/25/02	240000	Poor Condition
13	943530	0222	04/25/02	399950	BANKRUPTCY - RECEIVER OR TRUSTEE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 91**

There were an insufficient number of vacant land sales available for separate analysis.

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 91**

There were an insufficient number of sales available for separate analysis.



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr